



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET



45 Coleridge Road, Cambridge, CB1 3PH

£2,150 Per Month



Directions

THE PROPERTY

This charming house on Coleridge Road offers a comfortable and convenient living space, perfect for families or professionals. The ground floor comprises three reception rooms, a fully equipped kitchen, and a practical downstairs WC. Upstairs, there are three well-proportioned bedrooms and two family bathrooms, ensuring plenty of space and convenience for all residents. Outside, the property benefits from a large private garden and a designated parking space a parking permit is also attainable from the council for the front of the property. Ideally located in the heart of Cambridge, it provides easy access to local amenities and the city’s attractions. This property will be managed by RAH.

- Ground Floor
- Living / Dining Room: 7.14m x 3.23m (23'5" x 10'7")
- Kitchen: 3.23m x 2.69m (10'7" x 8'10")
- Rear Room / Garden Room: 3.96m x 3.00m (13'0" x 9'10")
- First Floor
- Bedroom 1: 2.92m x 4.06m (9'7" x 13'4"), narrowing to 7'2"
- Bedroom 2: 3.15m x 2.39m (10'4" x 7'10")
- Bedroom 3: 2.57m x 2.31m (8'5" x 7'7")

EPC Rating: D
Council Tax Band: C
Minimum 12 Month Tenancy
Deposit: £2480
Holding Deposit: £390

SITUATION

