

- Two double bedrooms
- Central location
- Spacious accommodation
- Garage
- Parking
- 12 month tenancy agreement
- Available 19/06/2024
- Unfurnished

**32 Russell Court  
Cambridge CB2 1HW  
£1,900 PCM**



Radcliffe & Rust are pleased to offer to let this spacious and well proportioned two bed terrace house in the centre of the city. The property boast a very central location with the huge benefit of a single garage and parking. Something not normally available in this location. Inside the property the accommodation comprises of entrance porch, entrance hall, kitchen/breakfast room, garden room and living room on the ground floor. On the first floor you will find two generous double bedrooms, a shower room and a separate W.C. Outside there is a low maintenance rear garden a single garage and allocated parking. Call or email us now to arrange your viewing.

## Ground floor

### Entrance porch

6'1" x 3'8" (1.85 x 1.12)

With glazed door and window to front aspect. Entrance porch leads to:

### Entrance hall

With radiator, storage cupboard and understairs storage space.

### Kitchen/Breakfast room

19'6" x 9'5" (6.94 x 2.87)

Fitted kitchen with matching wall and base units, worktops over with inset double sink, tiled splashback, electric oven, induction hob with cookerhood over, washing machine, fridge/freezer, laminate flooring, radiator, two windows to front and rear aspect, glazed door to rear aspect leading to:

### Garden room

8'10" x 6'2" (2.69 x 1.88)

With tiled flooring, window to rear aspect and door to side aspect leading to garden.

### Living room

12'4" x 11'8" (3.76 x 3.56)

With window to rear aspect, radiator, television point, telephone point and laminate flooring.

## First floor

### Landing

With stairs rising from entrance hall, window to front aspect, storage cupboard and airing cupboard housing gas fired combination boiler.

### Bedroom one

12'6" x 10'4" (3.81 x 3.15)

With two windows to rear aspect, radiator, television point, telephone point and wooden flooring.

### Bedroom two

12'4" x 10'8" (3.76 x 3.25)

With two windows to rear aspect, radiator and wooden flooring.

### Shower room

5'10" x 5'6" (1.78 x 1.68)

Fully tiled suite comprising of large shower cubicle, vanity wash hand basin, heated towel rail, shaver point, access to loft space and obscured window to front aspect.

### Separate W.C

With obscured window to front aspect, low level W.C., wash hand basin with tiled splashback, radiator and wooden flooring.

## Outside

## Garage

To the rear of the property there is a detached single garage with double door and personnel door leading to garden.

## Rear garden

Enclosed rear garden with gated rear access. Mainly gravelled with paved patio area, planted border and a mature fig tree.

## Agent notes

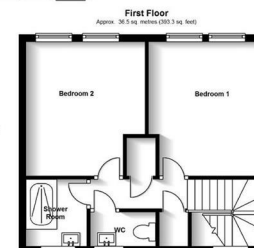
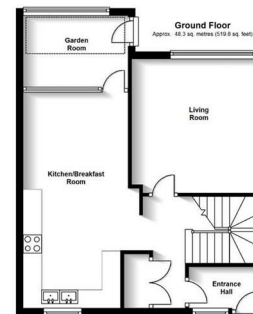
Council tax: Band D = £1,541, Deposit: £2,192, No pets, Non smokers only.

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



Total area: approx. 84.8 sq. metres (913.2 sq. feet)  
NOT TO SCALE - For Guidance Purposes only  
Plan produced using Planity.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B		(82 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

