



Radcliffe & Rust
Residential sales & lettings

433 Newmarket Road, Cambridge CB5 8JJ
£1,400 PCM

Radcliffe & Rust are delighted to offer to let 433 Newmarket Road. This property is located in a prime position within Cambridge and is within easy walking distance of key retail areas including Newmarket Road Retail Park, The Beehive Centre and the Grafton Centre which offer many well-known shops and eateries. The property has excellent transport links including cycle paths in to Cambridge and a bus stop outside the house. The property is just a seven minute cycle from Cambridge North Train Station and an eleven minute cycle ride from Cambridge Train Station. There is currently a walking and cycle path under construction called The Chisholm Trail which will offer a mostly off-road and traffic free route between both Cambridge train stations and will link to Addenbrookes and the Biomedical campus in the South of Cambridge and the business and science parks in the North and will extend right to St Ives. Access to this path will be extremely close to this property. The primary school catchment area for this house is The Galfrid Primary School (located just under 1km away from the property) and Coleridge Community College secondary school (located just over 3km away from the property).

Radcliffe & Rust Letting Agents Cambridge, are delighted to offer to let, this well presented two/three bedroom Victorian property on Newmarket Road, CB5. Based in this convenient and popular part of the city, within easy access of the City centre and the A14, the property has two good sized double bedrooms with a third or dressing room off the first bedroom. Offered part-furnished, this property is available on an initial 12 month basis.

Upon entering the property, you are welcomed in to the newly decorated hallway. With fantastic high ceilings and distressed wooden floor, within the hallway there is an under stairs storage cupboard which houses the fuse board and meters. The hallway leads directly in to the open plan living and dining room. With dual aspect windows flooding the space with light, there is a lovely log burner with tiled hearth in the living side of the room with a bookcase and wooden dining table and chairs on the other side of the room. From the dining space there is a walkway in to the galley style kitchen consisting of white wall and base units with contrasting black worktop, a free standing oven with grill and electric hob, stainless steel sink and drainer and half glazed door leading to the rear garden. Leading on from the kitchen

there is a small utility / storage space with worktop and space underneath for a washing machine which also provides a walkway to the bathroom. The bathroom has a low level W.C., hand basin and bath with overhead shower and glass screen.

From the living / dining room, there is a door with stairs leading to the first floor. The stairs and first floor are newly carpeted in a neutral grey colour which contrasts perfectly with the fresh white walls. The bedroom straight in front of you as you come to the top of the stairs is bedroom two. This room has built in cupboards and a desk and shelving along one wall. Bedroom one has a built-in wardrobe and an open arch leading to an additional room which houses the boiler and could be used as a third bedroom, dressing room, office or exercise room if required.

Outside, there is a low maintenance garden which is accessed from the kitchen. The garden has an apple tree and gated access at the back of the garden to the bin storage.

In summary this is a lovely property in a great location which would work perfectly for a family, couple, single professional or sharers.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge

Agent Notes

Available for immediate occupancy, on an initial 12 month agreement on an unfurnished basis.

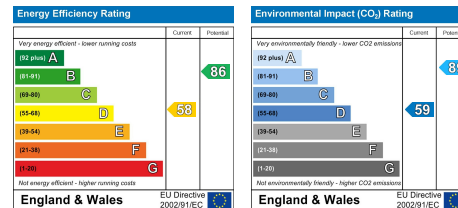
Deposit £1,615 Council tax band B, approx £1,500.00 per annum. Non smokers only please. No pets allowed.

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:

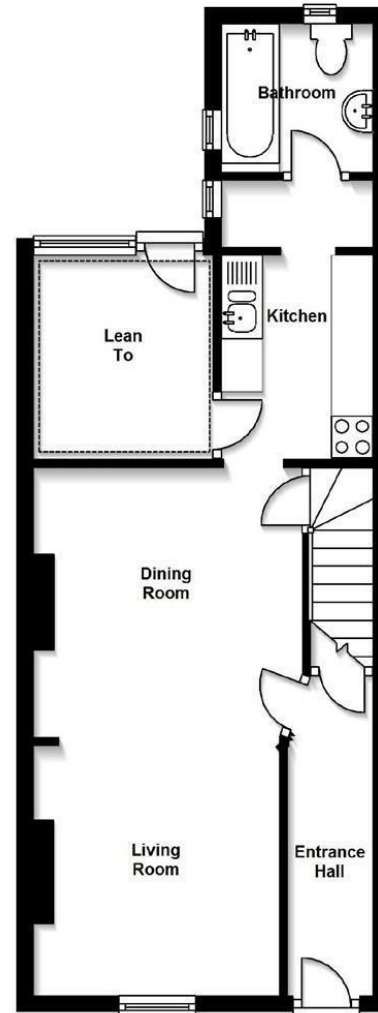
$$1 \text{ month's rent} * 12 / 52 = 1 \text{ week's rent.}$$

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



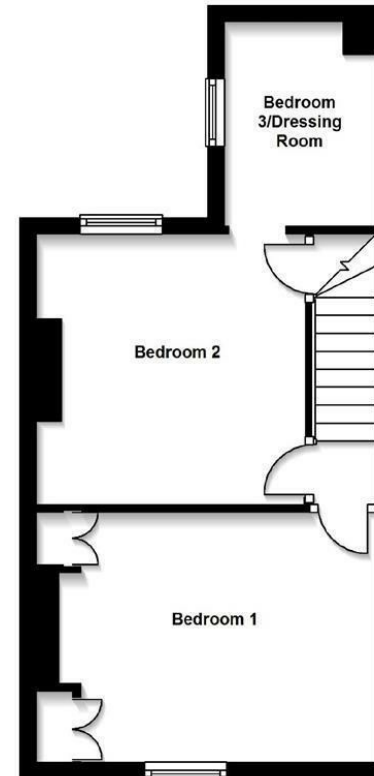
Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.

