



**Radcliffe & Rust**  
Residential sales & lettings

**611 Newmarket Road, CB5 8PA**  
**£2,800 PCM**

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this spacious 1930's detached property on Newmarket Road, CB5. Suitable for sharers as an HMO, the property has been recently refurbished inside and out and offers spacious accommodation close to the centre of Cambridge. On Newmarket Road there is a whole host of local amenities within walking distance including a Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. The very centre of the City is also within easy reach with it being approximately 1.6 miles away making it a short cycle ride or leisurely stroll into town. For the Commuter by train the central train station is around 2 miles away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is around 1.3 miles away. Along Newmarket Road there is also a regular bus service into the city centre and beyond.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this modern and spacious detached property in Newmarket Road, Cambridge, CB5. Suitable for sharers, this property is offered on an un-furnished basis..

Offering four double bedrooms all with en-suites, the property would be well suited to Cambridge professionals, or families, with the city centre and excellent transport links all being within easy access and walking distance of the property.

Upon approaching the property, you are welcomed with a typical 1930's facade with a large bay window to the ground and first floor. The driveway has been block paved to allow for off road parking with a paved pathway leading to the front door and a side gate leading to the rear of the property. Once inside, there is a hallway with stairs leading to the first floor. The flooring in the hallway is a grey wood coloured LVT and the walls have been decorated in a neutral colour throughout making it the perfect fresh blank canvas. The first room you come to on the right hand side is bedroom four. Enjoying the large bay window which overlooks the front of the property, bedroom four is flooded with light and has a built-in wardrobe / storage with wooden double doors and an en-suite which has a walk-in shower cubicle with glass sliding door, W.C., wall mounted floating hand basin with under cupboard storage, stainless steel coloured heated towel rail, light up vanity mirror and grey marble style wall tiles. In all of the bedrooms, there are wall mounted reading lights which provide a calming light to enjoy a good book at the end of a busy day. Further down the hallway there is a cupboard under the stairs which houses the boiler and fuse box and at the end of the hallway there is a door which leads to the open plan kitchen, dining and living area. This fantastic sized space has b-fold doors leading to the communal gardens and a glazed door leading to the side of the property. The kitchen area is partitioned off from the living space with a half height wall and could comfortably fit a dining table for at least six people. Within the kitchen there are dark blue shaker style wall and base units with an integrated fridge and freezer, dishwasher, Bosch washer dryer, electric oven and induction hob. The living end of the room is a great size and is large enough for an L shaped sofa or lounging furniture as required.

On the first floor, there are two double bedrooms, both with en-suites. The first room you come to on the landing is bedroom two. Overlooking the rear of the property, bedroom two has a large built-in wardrobe with double doors whilst the en-suite has a large walk-in shower, W.C., wall mounted floating hand basin with under cupboard storage, stainless steel coloured heated towel rail, light up vanity

mirror and grey and white marble style wall tiles. Next to bedroom two is bedroom three. Very similar in size to bedroom two, bedroom three enjoys the same large bay window as bedroom four on the ground floor and has a built-in wardrobe with single door. Bedroom three's en-suite is the same as the others with a walk-in shower cubicle with glass sliding door, W.C., wall mounted floating hand basin with under cupboard storage, stainless steel coloured heated towel rail, light up vanity mirror and grey and white marble style wall tiles.

On the second floor is bedroom one. Positioned in the eaves of the property, bedroom one is the largest of the bedrooms and has two sets of double wardrobes with sliding doors and ample space for a double bed and further furniture as required. The en-suite in bedroom one has a walk-in shower cubicle, W.C., wall mounted floating hand basin with under cupboard storage, stainless steel coloured heated towel rail, light up vanity mirror and grey and white marble style wall tiles.

To the rear of the property, there are low maintenance communal gardens which are shared with the next door property. With a paved patio area and the garden laid to lawn, the garden is simple and low maintenance whilst still being very inviting.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Available immediately on an initial 12 month agreement on an un-furnished basis.

Deposit £3,461.00

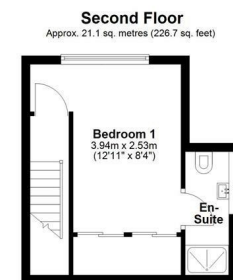
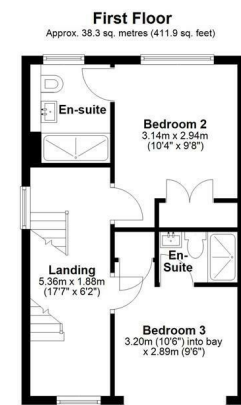
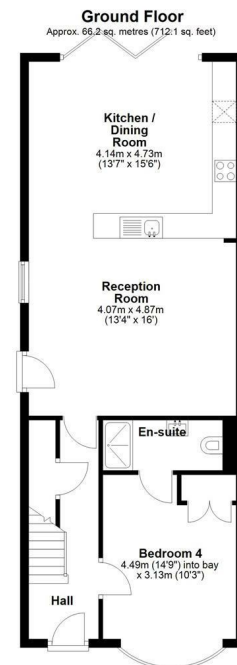
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

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. 125.5 sq. metres (1350.7 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 74      | 84                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

