



*** Not available for more than 2 sharers ***

Pearl Close is a quiet, family-friendly cul-de-sac located in a well-connected part of Cambridge. Local shops, supermarkets, schools, and green spaces are all within easy reach, and the area benefits from reliable public transport links into the city centre and surrounding areas. Cambridge Science Park, the Business Park, and several university departments are all accessible via short drive, cycle, or bus ride, making the location particularly attractive for professionals. Cambridge North Station is just a short distance away, offering regular services to London and beyond, and the property also benefits from easy access to the A14 and M11 for those commuting by car. A number of good local schools and nurseries are nearby, as well as parks and leisure facilities, adding to the area's family-friendly appeal.

This is a rare opportunity to rent a spacious, well-equipped home in one of Cambridge's quiet yet well-connected neighbourhoods. With modern amenities, multiple bathrooms, flexible living space, and a private garden with parking, this property ticks all the boxes.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this well-presented four-bedroom townhouse offers flexible living across three floors, complete with a private garden, allocated parking, modern appliances, and air conditioning in key rooms. Thoughtfully laid out with quality finishes throughout, the home is ideal for families seeking comfort and convenience in equal measure.

As you step through the front door, you're welcomed into a spacious entrance hall that sets the tone for the rest of the home: bright, practical, and inviting. Immediately to your left is a generously sized double bedroom, with a built in wardrobe, fully carpeted and ideal for guests, teenagers, or a quiet workspace. Opposite, a stylish family bathroom features a full-size bath, sleek tiling and a contemporary white suite, perfect for a relaxing soak or everyday convenience. Continuing down the hallway, you'll find a separate utility room, neatly tucked away and fully equipped with a washing machine and tumble dryer — a rare and practical feature that keeps laundry out of sight and out of mind. At the rear of the ground floor, a second reception room awaits. Previously used as a home office, this flexible space could also serve as a second lounge, a guest room, or a children's playroom. Double doors open out directly onto the private rear garden, inviting the outdoors in and creating a lovely connection between home and garden.

Upstairs, the first floor is dedicated to living and dining. At the front of the property is a modern, spacious, well-equipped kitchen featuring an electric hob and oven, extractor fan, and built-in fridge/freezer and dishwasher. The kitchen features a smart tiled floor, wood-effect cabinetry with contrasting black worktops. It offers ample space for dining and socialising, making it the heart of the home. Also benefiting from a small balcony offers a pleasant outlook and is perfect for enjoying a coffee in the morning sunshine. To the rear, the spacious living room spans the full width of the house and is bathed in natural light from French doors that open to a charming Juliette balcony, overlooking the garden below. Fitted with

air conditioning for year-round comfort, this bright and airy room provides the perfect setting for relaxing evenings, entertaining guests, or simply enjoying the quiet surroundings.

The top floor hosts three further bedrooms and two bathrooms. The principal bedroom is a calm, carpeted double with its own modern en-suite shower room and built-in air conditioning. Two further bedrooms, one a comfortable double and the other a well-sized single, are also fully carpeted and well-presented. A second bathroom on this floor provides additional convenience, ideal for busy mornings or when entertaining guests.

The private rear garden is mostly laid to lawn, with a paved pathway leading to the rear gate, providing direct access to the property's allocated parking space in the residents' car park. A garden shed offers useful outdoor storage for bikes or tools.

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.

Agent Notes

Available immediately, on an initial 12 month agreement on an unfurnished basis.

Council tax band F

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:

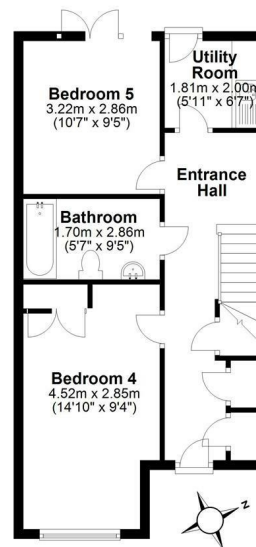
1 month's rent * 12 / 52 = 1 week's rent.

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

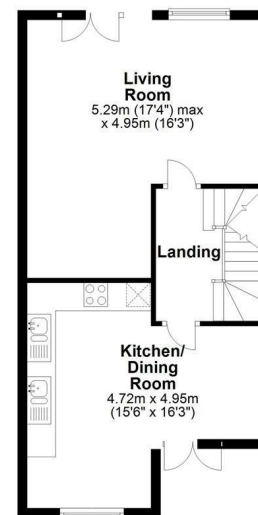




Ground Floor
Approx. 45.1 sq. metres (485.4 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.5 sq. feet)



Second Floor
Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 132.8 sq. metres (1428.9 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(12 plus) A	
(91-93) B	88 89
(89-90) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

