



Radcliffe & Rust
Residential sales & lettings

72 Ainsworth Street, Cambridge CB1 2PD
£2,700 PCM

Radcliffe & Rust Estate & Letting Agents Cambridge are delighted to offer to let this beautiful four-bedroom end terrace townhouse close to the popular Mill Road area of Cambridge. Located close to the city centre and directly placed between Newmarket Road and Mill Road, this property enjoys a fantastic position near a wealth of amenities. Right on your doorstep, you have everything you need without having to venture too far; just a stone's throw away, you have Cambridge Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, restaurants, pubs, and Cambridge City Airport. Just a ten-minute walk away, you also have the city's huge selection of retail stores and shopping centres. Location-wise, this property really couldn't get much better. And schools? Well, Cambridge is packed with them. Ainsworth Street is in the catchment area for St Matthews Primary School (640 metres) and Parkside Community College (970 metres), the latter ranking as 'outstanding' in their most recent Ofsted report.

Outside the front door is a small patio area surrounded by attractive fencing that wraps around the front and side of the property. Once inside, you immediately arrive in a lobby and then through into a hallway; stairs leading up to the first floor are directly in front of you.

As you enter the property, the first room on your left is the large open-plan lounge/dining room, which is simply stunning. This space was originally two separate rooms, each with its own original Victorian fireplace. The dividing wall has since been knocked through, creating a much larger space but still with the original features, giving the room its charm. With the cream carpets, magnolia walls and large windows at each end, the room is flooded with light. It is the perfect space for spending time with friends and family and for filling with possessions to create a style that works for you. It is a blank canvas and a truly stunning one at that. At the end of the dining room is a set of French doors that lead out into the rear garden. The bottom half of this space is also open-plan to the hallway, ensuring that the feeling of space and light continues throughout the ground floor.

As you move out of the lounge/dining room and back into the hallway, you enter the second half of the downstairs space, added to the property several years after the original build. We know we keep saying it, but this room is stunning. The open-plan kitchen/breakfast room has many options and would work for different needs and wants. It would make a perfect second dining or living area, but it would also be an ideal office for those working from home. Alternatively, for a family, this would make an excellent playroom. The options are endless. At the end of the room is the kitchen, which overlooks the back garden and is in fantastic condition. The cream cupboards, wooden worktops and terracotta tile floors contrast beautifully, creating a space that is pleasing to the eye. The kitchen comes with an integrated single oven and hob, extractor hood, integrated washing machine and fridge freezer. This room, along with the rest of the property, is an inviting and social area - perfect for family life and entertaining! A door takes you out into the rear garden from the side of the kitchen. Back out in the hallway, there is a downstairs toilet with WC., a hand basin, and a heated towel rail.

Once upstairs, you reach a small landing which leads to bedroom four, the smallest of the four bedrooms. Opposite this room is another small set of stairs leading onto the main landing where bedrooms two, and three, and the family

bathroom can be found. Both bedrooms are of similar size and generous doubles. They are almost identical, but bedroom two has the added bonus of an original Victorian fireplace - another attractive feature. At the end of the landing is the main bathroom, overlooking the front of the property. This room has a W.C., hand basin, bath (without shower attachment), and shower cubicle. There is also a heated towel rail and a mirrored vanity cabinet. The whole suite is in excellent condition and neutral in design.

We then head up another set of stairs to the top floor of the property. Now, this is one of the most impressive parts of the house. Bedroom four is enormous; it is bright; and it has lots of storage space - every tenant's dream! And did we mention that it also has its own en-suite...not to be shared, of course. This bathroom has a W.C., hand basin, shower cubicle, a heated towel rail, and a mirrored vanity cabinet. We also love the skylights that flood this unique room with light. It is something a bit special.

Back downstairs and outside through either set of doors, you arrive onto a good-sized patio area for enjoying time outdoors with friends and family. For the green-fingered of you out there, there is plenty of space for adding large pots and troughs to fill with flowers and vegetables; it is a blank canvas, and that's the beauty of it. The bottom half of the garden is laid to gravel and used as a parking area suitable for two cars; large secure gates open out onto the main road behind.

Please call us on 01223 307898 to arrange a viewing at Ainsworth Street and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

Deposit £3,115

Council tax band D

Sorry no pets. Non smokers only please.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) 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

