

13 Montague Road  
Cambridge, CB4 1BU  
**£3,000 Per month**



## 13 Montague Road

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- Excellent central location
- Available immediately
- Unfurnished
- Generous garden

A beautifully presented three to four-bedroom semi-detached Victorian home, located on a quiet residential street in the sought-after De Freville area of Cambridge. The property is just moments from the River Cam, green spaces of Midsummer Common and Jesus Green and the historic city centre and all its amenities.

The front reception room is spacious and features a bay window, original fireplace, and bespoke built-in shelving. A versatile second reception room offers the option of a dining room, study, or ground floor bedroom, also with its original fireplace and charming stained-glass side doors leading to the garden.

There is a ground floor WC and under-stairs storage, leading to a further room or breakfast room with ample built-in storage, and then through to a modern well-appointed kitchen with a gas hob, electric oven, tall fridge/freezer, dishwasher, washing machine, dryer, and generous cupboard and worktop space. At the rear, a light-filled garden room provides an ideal space for dining or relaxing and leads onto a patio area and the garden beyond.







Upstairs are three bedrooms. The main bedroom is of generous proportions includes side and bay windows and benefits from built-in shelving and an original fireplace. The second and third bedrooms are both good sizes with built-in bookshelves and under-shelf storage. The family bathroom is tiled and includes a shower over bath, WC, basin, and bathroom cupboards.

The long garden offers excellent outdoor space with a variety of trees and a summer house with lockable storage.

Recently redecorated, the property retains its period character throughout with original oak flooring, detailed cornices, sash windows, and fireplaces, while offering a fresh, elegant feel.

Available immediately, unfurnished.

EPC: E Council Tax Band: E [///grow.knots.snow](http://grow.knots.snow)

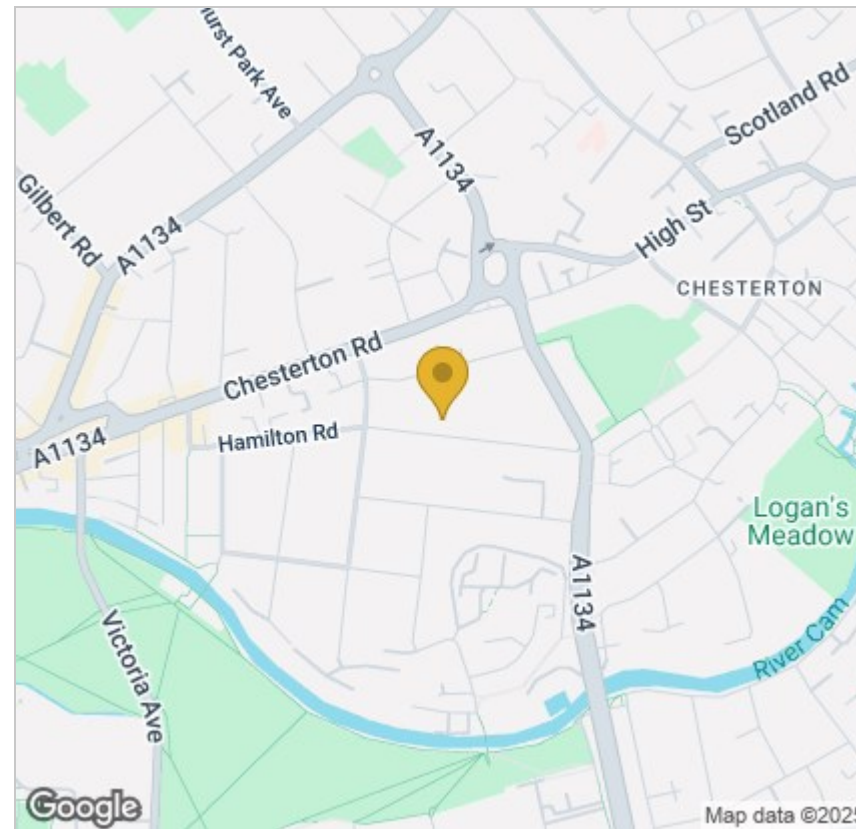
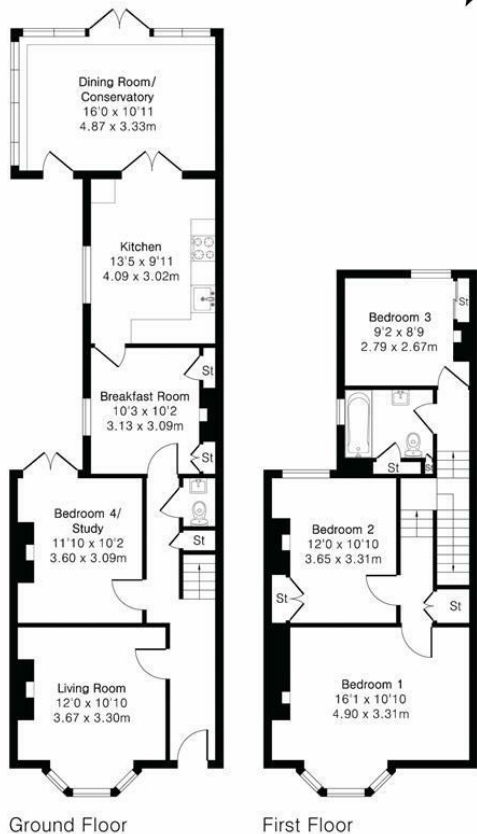




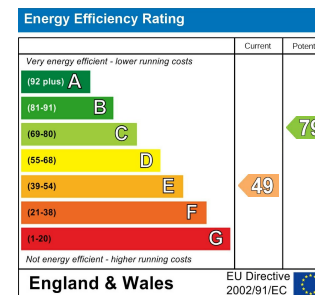
Approximate Gross Internal Area 1357 sq ft - 126 sq m

Ground Floor Area 810 sq ft - 75 sq m

First Floor Area 547 sq ft - 51 sq m



## Energy Efficiency Graph



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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