



Martingale Close, Cambridge, CB4 3TA

**CHEFFINS**

## Martingale Close

Cambridge,  
CB4 3TA

- Minimum 12 Month Tenancy
- Available from 24/05/2024
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Parking & Garage
- Front & Rear Gardens

A 4 bedroom detached house located off Histon Road. The accommodation comprises entrance hall, open plan sitting/dining room, conservatory, kitchen with utility area, cloakroom, 4 bedrooms and 2 bathrooms (1 en suite). Front and rear gardens, single garage and off street parking. We regret no pets or sharers. Unfurnished. Available from 24/05/2024. EPC: D and Council Tax Band: E.

4 2 3

£2,050 PCM





## LOCATION

The Martingale Close is located off Histon Road within the Arbury ward of Cambridge. A range of amenities can be found nearby and the property is well placed for access to Cambridge city centre (1.5 miles), Cambridge Science park (1.7 miles) and the A14 at Junction 32 (0.8 miles). Distances approximate.



## ENTRANCE PORCH

door to:

## ENTRANCE HALL

stairs rising to first floor. The sitting room, dining room, kitchen and cloakroom are accessed off the entrance hall.

## SITTING ROOM

window to front aspect, feature gas fireplace and archway to:

## DINING ROOM

door to entrance hall and sliding patio doors to:

## CONSERVATORY

patio doors to garden.

## KITCHEN

base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hob and extractor above, fridge, dishwasher and open to:

## UTILITY AREA

base units, work tops, sink, washing machine, door to garden and door to integral garage.

## CLOAKROOM

WC, wash basin and window to side aspect.

## STAIRS/LANDING

fitted shelves and airing cupboard. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

built in double wardrobe, window to front aspect and door to:

## EN SUITE SHOWER ROOM

shower, WC with window to side aspect above and wash basin with mirror above.

## BEDROOM 2

fitted wardrobe and shelving and 2 Velux windows to rear aspect.

## BEDROOM 3

fitted wardrobe and window to rear aspect.

## BEDROOM 4

fitted wardrobe and window to front aspect.

## BATHROOM

shower over bath and WC and wash basin with window to rear aspect above.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £473

Deposit - £2365







Total area: approx. 116.2 sq. metres (1250.6 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes Garage

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	61
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.