



The Lynx, Cambridge, CB1 9GE

**CHEFFINS**



## The Lynx

Cambridge,  
CB1 9GE

A 2 bedroom mid terrace house located in Cherry Hinton. The accommodation entrance hall, Living room, kitchen/dining room, 2 bedrooms and bathroom. The property further benefits from front and rear gardens and allocated parking space. We regret no pets or sharers. Unfurnished. Available Now. EPC: C and Council Tax Band: C.

### LOCATION

The property is situated in a quiet cul-de-sac in a popular residential area forming part of Cherry Hinton located just south-east of the city. Cherry Hinton is well served with a wide range of local amenities including supermarket and is convenient for access to the A14 and A11. Addenbrooke's Hospital lies approximately 1.5 miles away and Cambridge train station approximately 2 miles away.

2 1 2

**£1,400 PCM**





## ENTRANCE HALL

with door to:

## LIVING ROOM

with stairs rising to first floor, window to front aspect and door to:

## KITCHEN

kitchen area fitted with base and wall units, work tops, sink, double oven, gas hob with extractor hood above, fridge freezer, washing machine, tumble dryer and door to rear garden and window to rear aspect.

## STAIRS/LANDING

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

## BEDROOM 1

with built in wardrobes with mirrored doors, store cupboard and window to front aspect.

## BEDROOM 2

with window to rear aspect.

## BATHROOM

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

## OUTSIDE

## GARDENS

open front garden principally laid to lawn with pathway to front door. Enclosed rear garden principally laid to lawn with patio and shrub borders.

## PARKING

allocated parking for 1 car.

## LETTING AGENT NOTES

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

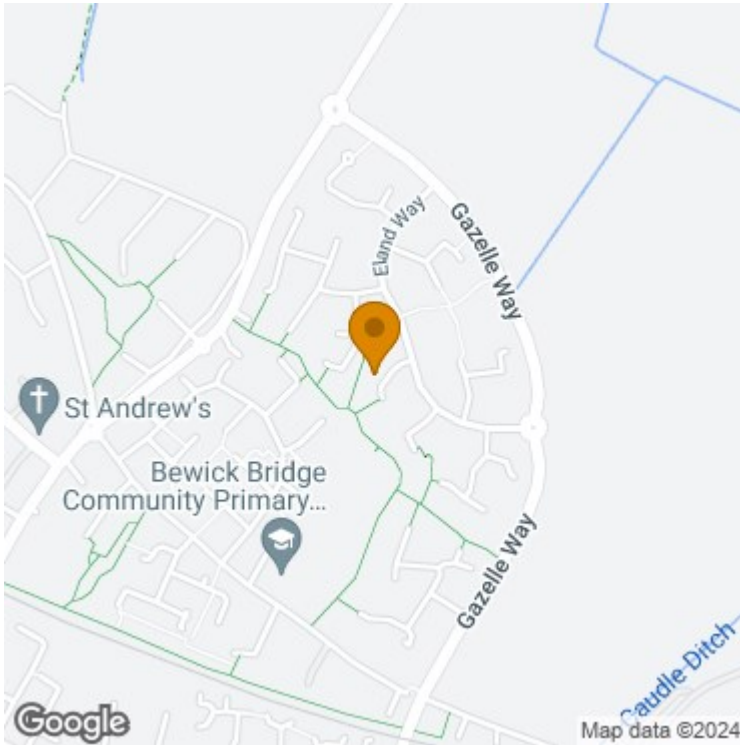
Term - Minimum 12 Month Tenancy

Holding Deposit - £323

Deposit - £1615

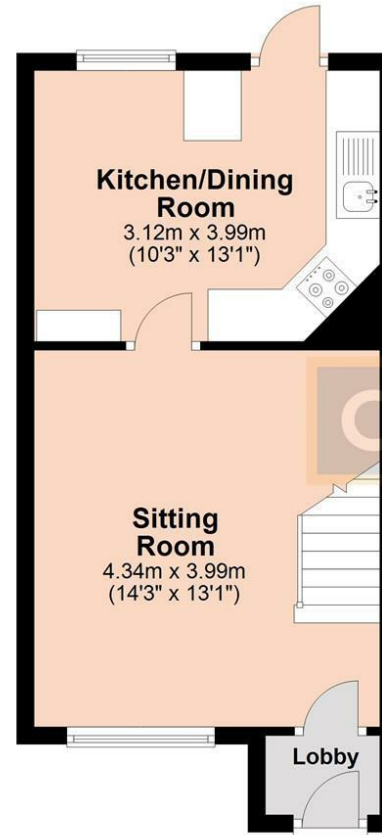






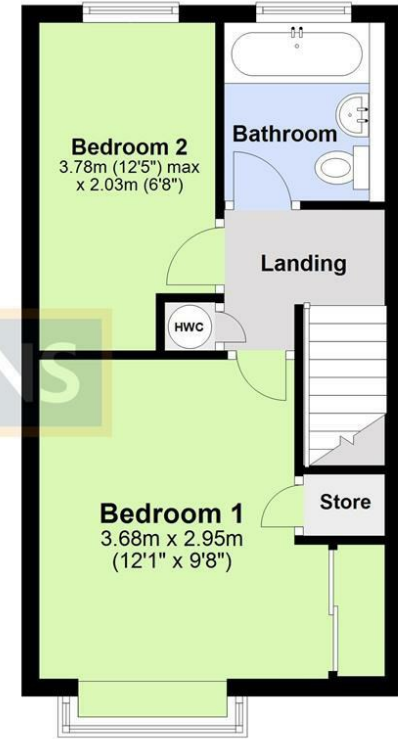
### Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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.