



Arran Close, Cambridge, CB1 9JH

CHEFFINS

Arran Close

Cambridge,
CB1 9JH

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: C
- Gas Central Heating
- Garden
- On Street Parking

A newly refurbished 3 bedroom end terrace house located in Cherry Hinton. The accommodation comprises entrance hall, kitchen, generous living room with conservatory off, utility, 2 double bedrooms, 1 single bedroom/study and bathroom. Front garden and enclosed rear garden. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: C.



£1,700 PCM





LOCATION

The property is situated 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 1.9 miles distant and Cambridge train station approximately 2.3 miles distant. Distances approximate.

ENTRANCE HALL

stairs rising to first floor with space beneath, and door to the kitchen, living room and utility room off.

KITCHEN

base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor hood above and dishwasher, space for an under counter fridge, windows to front aspect and serving hatch to:

LIVING ROOM

window to side aspect, 2 windows to rear aspect and sliding patio doors to:

CONSERVATORY

patio doors to rear garden.

UTILITY

washing machine, undercounter fridge, fitted shelving and window to front aspect.

STAIRS/LANDING

window to side aspect, built in cupboard and doors to bedrooms and bathroom off

BEDROOM 1

window to rear aspect.

BEDROOM 2

window to rear aspect.

BEDROOM 3/STUDY

window to rear aspect.

BATHROOM

shower enclosure, separate bath, wc, wash basin, heated towel rail and window to front aspect.

GARDEN

front garden with gravel beds, mature hedgerow and pathway to front door. Enclosed rear garden principally laid to lawn with gravel beds, flower beds, shed and rear access gate.

PARKING

Non allocated on street parking available nearby.

LETTING AGENT NOTES

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

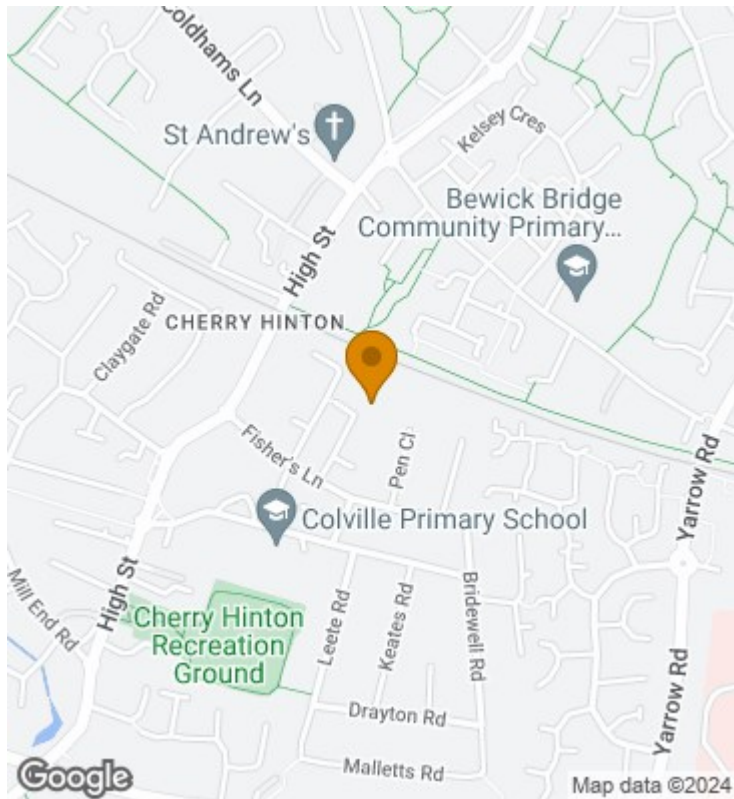
Term - Minimum 12 month tenancy

Holding Deposit - £392

Deposit - £1961







Ground Floor
Approx. 48.0 sq. metres (516.3 sq. feet)



First Floor
Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 88.9 sq. metres (957.3 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 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
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.