



Catharine Street, Cambridge, CB1 3AW



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A delightfully presented 2 bedroom mid terraced house located in a popular residential area off Mill Road. The accommodation comprises sitting room open to dining room, kitchen, rear hall, utility/wc, 2 double bedrooms and shower room. The property further benefits with an enclosed rear garden. We regret no pets or sharers. Furnished. Available from 01/07/2024. EPC: D and Council Tax Band: C.

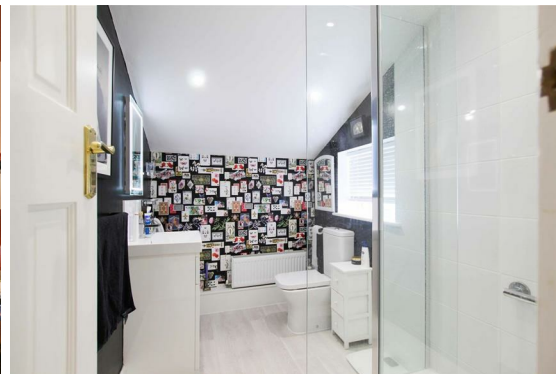
LOCATION

Catharine Street is located off Mill Road within the popular Romsey ward of Cambridge. An excellent range of local amenities are moments away and the property is conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.8 miles) and the historic city centre (1.1 miles). Distances approximate.

2 1 2

£2,000 PCM





ENTRANCE DOOR

to:

SITTING ROOM

window to front aspect. Furniture comprising sofa, 2 arm chairs, 2 side tables, rug, cabinet and wall mounted TV. Open to:

DINING ROOM

stairs rising to first floor with cupboard beneath, door to rear garden, furniture comprising dining table with 4 dining chairs. Door to:

KITCHEN

base and wall units, work tops, sink with window to side aspect above, oven, hob with extractor above, fridge freezer and dishwasher. doorway to:

REAR HALL

coat hooks, side door to garden and door to:

UTILITY/WC

work top with washing machine and tumble dryer beneath, WC, hand wash basin and window to rear aspect.

STAIRS/LANDING

doors to bedrooms and shower room off.

BEDROOM 1

fitted wardrobes, window to front aspect and furniture comprising double

storage bed, side table with mirror, stool and chair.

BEDROOM 2

box cupboard over the stairs, window to rear aspect and furniture comprising chair, wall mirror and book shelves. A single or double bed can be provided.

SHOWER ROOM

walk-in shower enclosure, wc, wash basin with vanity unit below and illuminated mirror above and window to side aspect.

GARDEN

enclosed rear garden with patio, gravel, raised bed, garden shed and rear gate access.

PARKING

non allocated on street parking.

LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

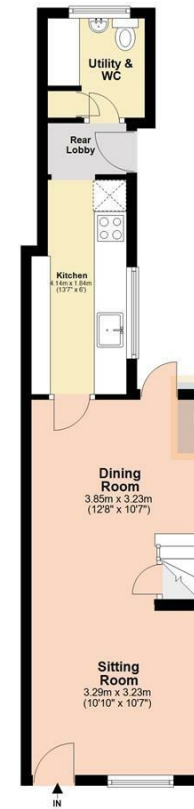
Holding Deposit - £461

Deposit - £2307



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor
Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 63.1 sq. metres (679.3 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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.