



St. Pauls Road, Cambridge, CB1 2EZ



St. Pauls Road

Cambridge,
CB1 2EZ

- Minimum 12 Month Tenancy
- Available
- Unfurnished or Part Furnished
- EPC: E
- Council Tax Band: G
- Gas Central Heating
- Garden
- Permit Parking

A substantial 5 bedroom Victorian semi detached house in a convenient central Cambridge location. The accommodation arranged over 3 floors comprises reception hall, 3 reception rooms, kitchen, study, 5 double bedrooms and 3 bathrooms. Enclosed rear garden. We regret no pets or sharers. Unfurnished or part furnished. Available now. EPC: E and Council Tax Band: G.

5 3 3

£3,500 PCM





LOCATION

St. Pauls Road is located off Hills Road occupying a position within the Market ward of central Cambridge. Parker's Piece is a short distance away and an excellent range of local amenities can be found nearby. The property is convenient for access to Cambridge train station and the CB1 Business District (0.6 miles), Addenbrooke's (1.7 miles) and is well placed for access to a number of high performing schools and colleges including The Leys, The Perse School, and St Faith's. *Distances approximate.

**ENTRANCE VESTIBULE**

door to:

RECEPTION HALL

stairs rising to first floor with cupboard beneath and doors to study, sitting room, dining room and breakfast room off.

STUDY

window to front aspect.

SITTING ROOM

feature fireplace (not in use) and bay window to front aspect.

DINING ROOM

feature fireplace (not in use), fitted shelving to alcove either side of fireplace and patio doors to rear aspect with access to garden.

BREAKFAST ROOM

fitted side board to alcove, fitted cupboard to alcove, window to side aspect and door to:

KITCHEN

fitted with base and wall units, work tops, sink with window to side

aspect above, integrated appliances including double oven, gas hob with extractor hood above, fridge freezer, undercounter fridge and freezer, dishwasher and washing machine, window to rear aspect, further window to side aspect, Velux skylight, side door to rear garden and door to:

SHOWER ROOM

corner shower enclosure, wc, wash basin with vanity unit below and mirror above and heated towel rail.

STAIRS/FIRST FLOOR LANDING

window to side aspect, stairs rising to second floor and doors to bedrooms 1, 2 & 4, bathroom and WC off the landing.

BEDROOM 1

feature fireplace (not in use), fitted wardrobe and drawers to 1 alcove and bay window to front aspect.

BEDROOM 2

feature fireplace (not in use) and window to rear aspect.

BEDROOM 4

feature fireplace (not in use), fitted wardrobe to alcove and window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

WC

wc and window to front aspect.

STAIRS/SECOND FLOOR LANDING

window to side aspect, built in cupboard with clothes rail and doors to bedrooms 3 & 5, bathroom and eaves storage of the landing.

BEDROOM 3

feature fireplace (not in use), fitted wardrobe to alcove and window to front aspect.

BEDROOM 5

feature fireplace (not in use), fitted wardrobe to alcove, 2 eaves

storage cupboards and dormer window to rear aspect.

BATHROOM

bath into the eave, wc, wash basin with vanity unit below and mirror above, Velux skylight and additional floor space into eaves.

GARDEN

enclosed rear garden principally laid to lawn with patio, bed and borders and shed.

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 - £807

Deposit - £4038









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 188.7 sq. metres (2031.4 sq. feet)

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

Plan produced using PlanUp.

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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.