



Holland Street, Cambridge, CB4 3DL

CHEFFINS

Holland Street

Cambridge,
CB4 3DL

- Minimum 12 Month Tenancy
- Available from 31/07/2024
- Unfurnished
- EPC: C
- Council Tax Band: F
- Gas Central Heating
- Garden with Off Street Parking

A stunning and sympathetically improved 4 bedroom Victorian house in a desirable residential area close to Jesus Green. The accommodation arranged over 3 floors comprises entrance hall, 2 reception rooms, kitchen/breakfast room, cloakroom, 4 bedrooms and family bathroom. Further benefits include enclosed landscaped rear garden with parking. Unfurnished. We regret no sharers. Available from 09/08//2024. EPC: C and Council Tax Band: F.

4 1 3

£3,400 PCM





LOCATION

Located in the West Chesterton ward of Cambridge the property is positioned adjacent to Alexandra Gardens and a short distance from Jesus Lock and Jesus Green (0.1 miles). Mitcham Corner (0.3 miles) offers an excellent range of local amenities and further amenities can be found in Cambridge city centre (0.7 miles). The location provides excellent access to the Cambridge Science Park (2.2 miles) and Cambridge Trian Station (1.8 miles), Cambridge North Train Station (2.2 miles) and the A14 (2.3 miles) providing access to the A1 and the North, and Stansted Airport and London via the M11 to the South. (Distances approximate).



TIMBER FRONT ENTRANCE DOOR

with fan light above to:-

ENTRANCE HALL

with fitted matt well, solid oak flooring, staircase to first floor and radiator. Opening to:-

FAMILY ROOM

with ornate coving, a range of inset downlighters, low level feature radiator, solid wood flooring. Opening to:-

SITTING ROOM

with attractive bay window to front aspect, two low level feature radiators, ornate coving, attractive wood burning stove and solid oak flooring.

KITCHEN/BREAKFAST ROOM

Kitchen area fitted with an extensive range of units to one wall with integrated Siemens oven, Siemens microwave oven and fridge/freezer unit and a range of soft closing drawer units. The principle area of kitchen comprises Granite work surfaces, Siemens induction hob, a range of base and wall units, stainless steel double sink with chrome mixer tap. Feature glazed ceiling with a range of inset downlighters and further feature lighting, double glazed window to rear aspect and double glazed bi-folding doors which provide access to the rear

terrace, tiling to floor with underfloor heating throughout and chrome heated towel rail/radiator. Two large built-in storage cupboards and door to:-

CLOAKROOM

with low level WC with dual flush control and contemporary style wash hand basin with chrome mixer tap and pop up waste with cupboards below. A range of tiles, extractor unit and tiling to floor.

FIRST FLOOR LANDING

with steps to secondary landing area which in turn provides access to the:-

MASTER BEDROOM

with two double glazed sash windows to front aspect and feature lighting, exposed timber flooring, cast iron fireplace (not in use) with tiled hearth and wooden mantel, double panel radiator and built-in wardrobe providing useful hanging space and shelving.

BEDROOM 2

with double glazed sash window to rear aspect, two double glazed Velux windows, part vaulted ceiling, feature radiator.

FAMILY BATHROOM

An impressive and particularly stylish





suite with glazed window to side aspect, free standing ceramic bath unit with contemporary style chrome mixer tap with fitted shower attachment, fully tiled corner shower cubicle with sliding glazed door and drencher head with additional shower head. Contemporary style ceramic sink unit with original wooden base incorporating a range of drawers and cupboard, chrome mixer tap, pop up waste, low level WC with dual flush control, chrome heated towel rail/radiator, inset downlighters and built-in storage unit incorporating wall mounted boiler providing domestic heating and hot water, plumbing for automatic washing machine, exposed brickwork and extractor unit, mirror fronted wall cupboard and part tiling to walls.

BEDROOM 3

with double glazed sash window to rear aspect, exposed timber and cast iron fireplace with tiled hearth and wooden mantel, built-in bespoke wardrobe; a useful hanging space and shelving and further shelving within recess coving, feature lighting.

SECOND FLOOR

BEDROOM 4

with double glazed window to rear aspect, two double glazed Velux

windows to front, low level feature radiator.

GARDEN

To the rear of the property there is a delightful enclosed garden which measures approximately 40ft in length which has been extensively landscaped in recent years and comprises a lawned area with paved pathway which in turn leads to an attractive terraced area, a range of well stocked flower beds incorporating mature shrubs and perennials, double timber gates to the rear, feature bench unit and external timber 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 - £784.00
 Deposit - £3923.00



Total area: approx. 142.1 sq. metres (1530.1 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			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(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.