



Hertford Street, Cambridge, CB4 3AF

CHEFFINS

Hertford Street

Cambridge,
CB4 3AF

- Minimum 12 Month Tenancy
- Available from 26/08/2024
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Garden
- Permit Parking

A spacious and well presented 3 bedroom mid terrace house located in this sought after residential area close to Jesus Green. The accommodation comprises entrance hall, living room, kitchen/breakfast room, cloakroom, 3 double bedrooms and 2 shower rooms. Enclosed rear courtyard garden. We regret no pets or sharers. Unfurnished. Available from 26/08/2024. EPC: D and Council Tax Band: E.

3 2 2

£2,300 PCM





LOCATION

The property is located in the West Chesterton ward of Cambridge at the top end of Hertford Street which is positioned a short distance from the River Cam and Jesus Green. The property benefits with an excellent range of local amenities nearby and is convenient for access to the historic city centre and Cambridge Science Park.

ENTRANCE HALL

with stairs rising to first floor with cupboard below. The sitting/dining room and kitchen/breakfast room are accessed off the entrance hall.

OPEN PLAN SITTING/DINING ROOM

SITTING AREA

with feature fireplace, window to front aspect and open to:

DINING AREA

with window to rear aspect, door to rear garden and internal window/hatch to:

KITCHEN/BREAKFAST ROOM

kitchen area with base and wall units, work tops, sink with window to rear aspect above, side door to garden appliances including oven, ceramic hob with extractor above, fridge freezer, dishwasher and washer dryer. Breakfast area with large window to side aspect and built in cupboard. Door to:

CLOAKROOM

with toilet, wash basin and window to rear aspect.

STAIRS/LANDING

split level with upper landing with fitted wardrobe and bedrooms 1 & 2 off.

Lower landing with bedroom 3 and both shower rooms off and built in cupboard.

BEDROOM 1

with 2 windows to front aspect.

BEDROOM 2

with window to rear aspect.

BEDROOM 3

with windows to side and rear aspects.

SHOWER ROOM 1

with shower, toilet, wash basin with wall mounted mirrored cabinet above and window to side aspect.

SHOWER ROOM 2

with shower, toilet, wash basin with wall mounted cabinet above and window to side aspect.

OUTSIDE

courtyard garden with secure double gated access to the rear and brick built shed.

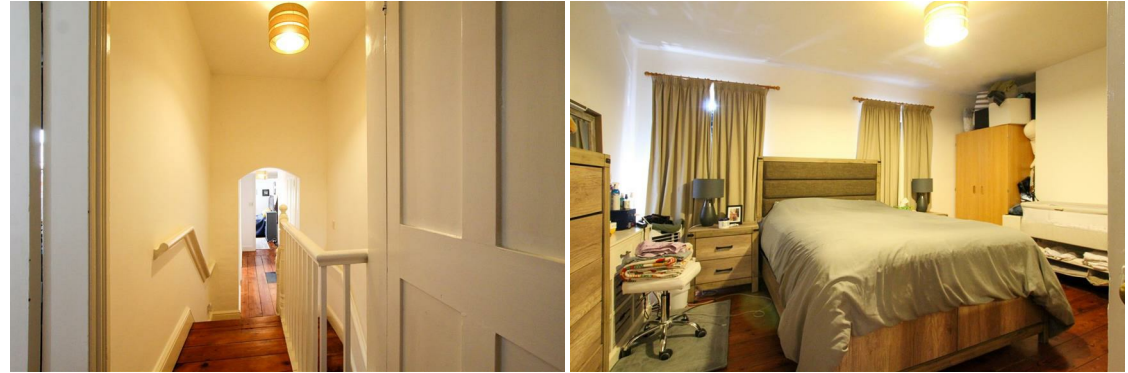
LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £530

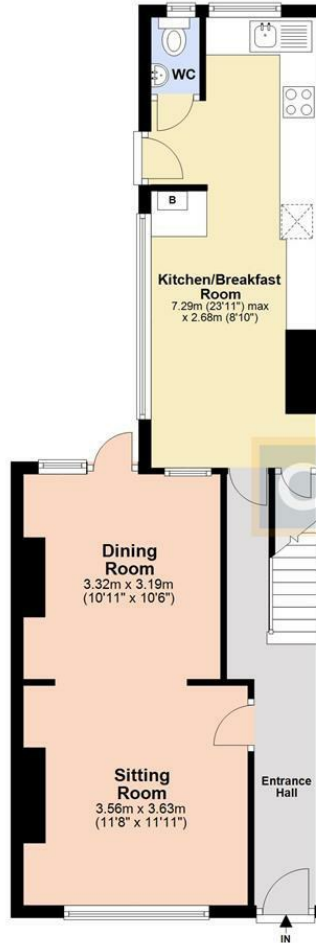
Deposit - £2653







Ground Floor
Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.3 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 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	87
(81-91) B	
(69-80) C	
(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.