



Tavistock Road, Cambridge, CB4 3ND

CHEFFINS

Tavistock Road

Cambridge,
CB4 3ND

- Minimum 12 Month Tenancy
- Available from 14/08/2024
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking
- Garden

FULLY BOOKED FOR VIEWINGS - Please call 01223 271916 to be added to the cancellation list A well presented 3 bedroom detached single storey dwelling located off Histon Road. The accommodation comprises entrance hall, open plan living room with kitchen, garden room, 3 bedrooms and bathroom. Front and rear garden and off street parking for 1 car. We regret no sharers. Unfurnished. Available from 14/08/2024. EPC: D and Council Tax Band: D.



£1,750 PCM





LOCATION

Tavistock Road forms part of a residential development located off Histon Road within the Arbury ward of Cambridge. A range of amenities can be found nearby and the property is well placed for access to Cambridge city centre (1.0 mile), Cambridge Science park (1.9 miles) and the A14 at Junction 32 (0.9 miles). Distances approximate.

ENTRANCE HALL

the living room, bedrooms and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING ROOM

'L' shaped reducing to 9'1" (2.77m) and 10'11" (3.33m) respectively with living area and kitchen area.

LIVING AREA

with window to side aspect, sliding patio doors to garden room and open to:

KITCHEN AREA

with base and wall units, work tops, sink with window to side aspect above, double oven, induction hob with extractor above, dishwasher, space for a fridge freezer and door to:

GARDEN ROOM

with side door and double doors to garden

BEDROOM 1

with window to front aspect.

BEDROOM 2

with window to front aspect.

BEDROOM 3

with window to front aspect.

BATHROOM

with shower over bath, toilet, wash basin, heated towel rail, window to side aspect and utility area with work top with washing dryer.

OUTSIDE

FRONT

open front garden gravelled, with mature shrubs and off street parking for one car.

REAR

enclosed rear garden predominantly laid to lawn with beds, mature hedgerow 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 - £403

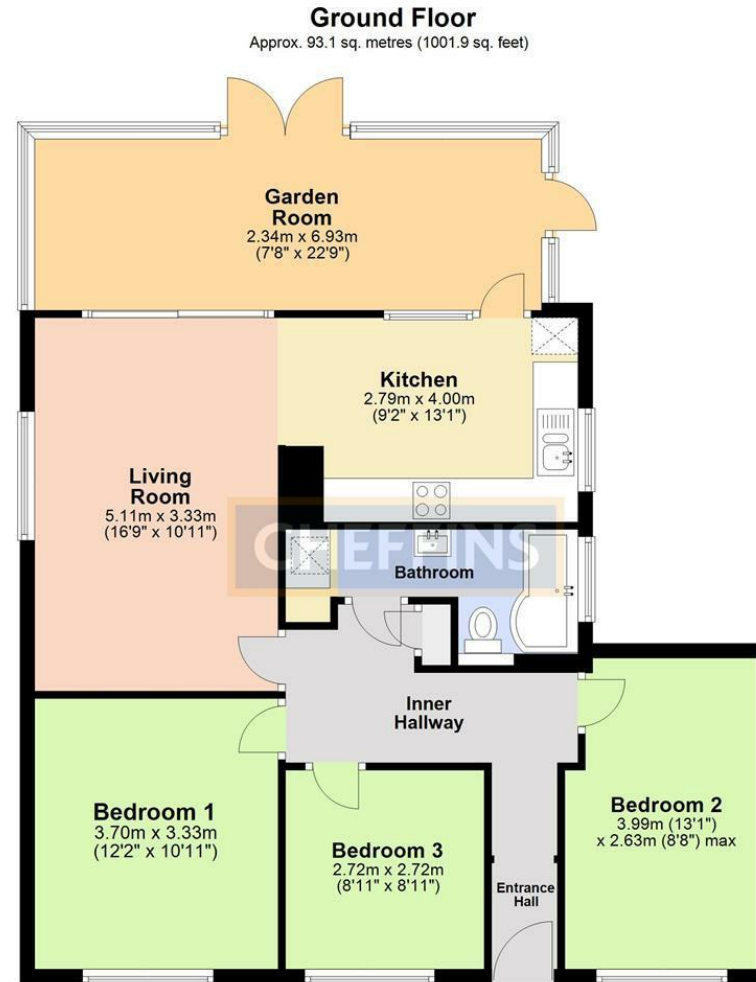
Deposit - £2019







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(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	



Total area: approx. 93.1 sq. metres (1001.9 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.