



Tamarin Gardens, Cambridge, CB1 9GJ

CHEFFINS

Tamarin Gardens

Cambridge,
CB1 9GJ

A well presented 2 bedroom ground floor maisonette located in Cherry Hinton. The accommodation comprises entrance hall, open plan living room, kitchen, 1 double bedroom, 1 single bedroom and bathroom. Further benefits include allocated carport and communal gardens. We regret no pets or sharers. Unfurnished. Available from 02/08/2024. EPC: D and Council Tax Band: B.

LOCATION

The property is situated in a quiet cul-de-sac in a popular residential area forming part of Cherry Hinton approximately 3.0 miles south-east of Cambridge's historic city centre. Cherry Hinton is well served with a wide range of local amenities including supermarket and is convenient for access to the A14 and A11. Addenbrooke's Hospital lies approximately 2.0 miles distant and Cambridge train station approximately 2.7 miles distant.



£1,250 PCM



**ENTRANCE HALL**

with door to:

OPEN PLAN LIVING ROOM

with modern electric fireplace and window to front aspect. The living room is partially open to:

KITCHEN

with base and wall units, freestanding electric oven with hobs, fridge freezer, washing machine and storage cupboard. Door to:

INNER HALLWAY

with airing cupboard. All rooms can be accessed of the inner hallway.

BEDROOM 1

with built in wardrobes and window to rear aspect.

BEDROOM 2

with window to rear aspect and door to rear aspect with access to communal gardens.

BATHROOM

with shower over bath, toilet, wash basin, heated towel rail and wall mounted mirror.

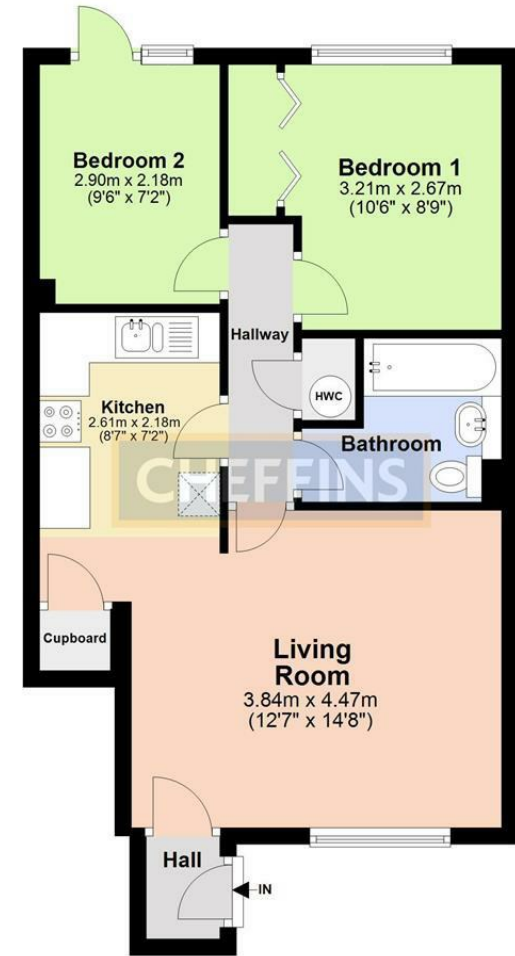
LETTING AGENT NOTES

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





Ground Floor
Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 50.8 sq. metres (547.3 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			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			77
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.

