



Devonshire Road, Cambridge, CB1 2AG



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A new refurbished 1 bedroom ground floor maisonette located off Mill Road a short distance to the train station and with easy access to the city Centre. The accommodation comprises living room, kitchen, bedroom and bathroom. Allocated parking space. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: B

LOCATION

The property is located within the Petersfield ward of Cambridge on the south side of the city and most conveniently placed for access to Cambridge train station and the CB1 Business District (0.2 miles). The property is also convenient for access to the city centre (0.7 miles) and Addenbrookes (1.7 miles). A good range of local amenities can also be found nearby. (distances approximate)



£1,500 PCM





ENTRANCE LOBBY

open to:

LIVING ROOM

feature electric fireplace and window to front aspect. Door to:

INNER HALLWAY

base unit and work top with washer dryer beneath and window to side aspect above, airing cupboard and doors to the kitchen, bedroom and bathroom off.

KITCHEN

base and wall units, work tops, sink with window to front aspect above, integrated appliances including oven, electric hob with extractor hood above and slimline dishwasher and under counter fridge.

BEDROOM

built in wardrobe and window to rear aspect.

BATHROOM

shower over bath with shower screen, WC, wash basin with window to rear aspect above, corner shelf, wall mirror and heated towel rail.

LETTING AGENT NOTES

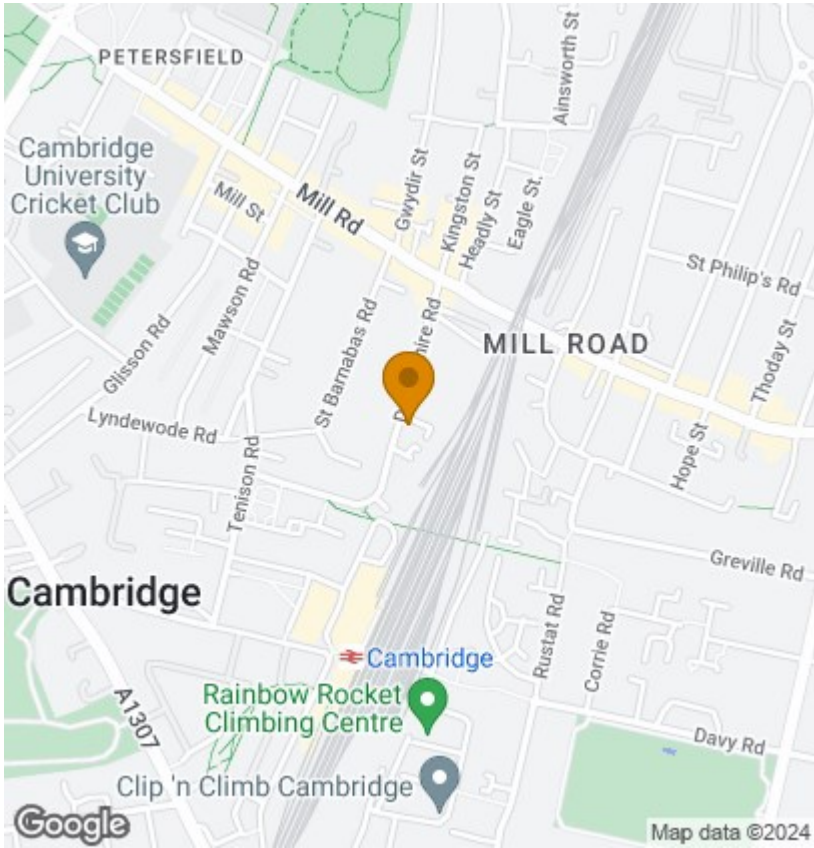
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £346

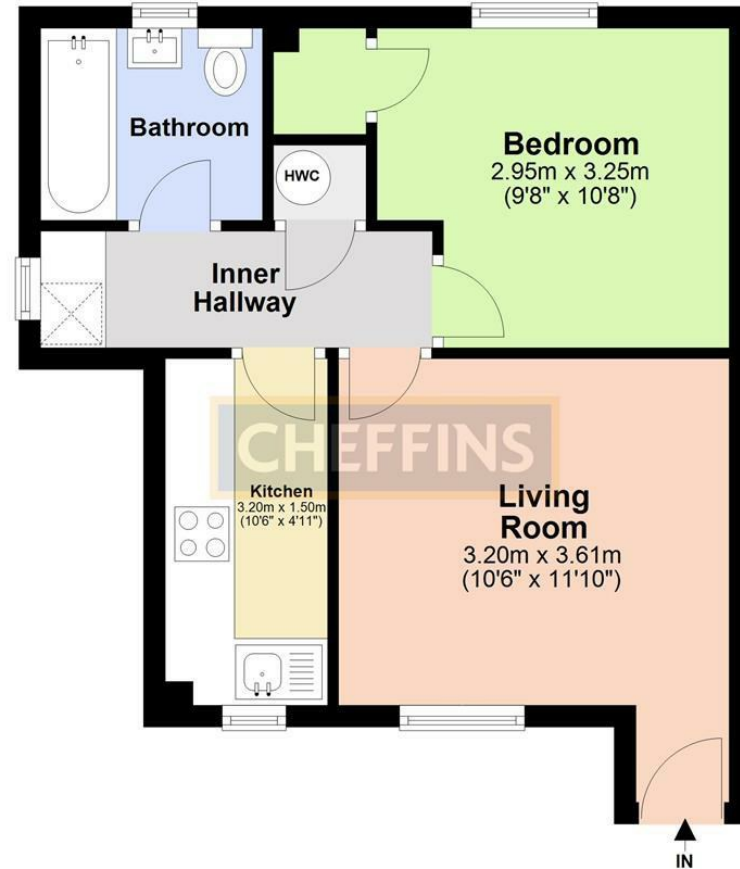
Deposit - £1730





Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 36.7 sq. metres (395.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
66	76

Very energy efficient - lower running costs

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.

