



Fair Street, Cambridge, CB1 1HA



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A well presented 2 bedroom mid terrace house in a convenient city centre location. The accommodation comprises entrance hall, 2 reception rooms, kitchen/breakfast room, 2 bedrooms and shower room. Enclosed patio garden with rear access. No parking. We regret no pets or sharers. Furnished. Available now. EPC: C and Council Tax Band: D.

LOCATION

Fair Street is located in the Market ward of Cambridge and occupies a position within central Cambridge. Midsummer Common and Christ's Pieces are a short distance away and an excellent range of local amenities can be found in the Grafton Centre and historic city centre nearby. The property is convenient for access to the central bus station at Drummer Street (0.3 miles) and Cambridge train station (1.2 miles).

2 1 2

£1,850 PCM





ENTRANCE HALL

stairs rising to first floor, doors to sitting room and snug.

SITTING ROOM

feature electric fireplace, fitted cabinet and shelving to left alcove, sash window to front aspect and furniture including sofa and desk with chair.

SNUG

feature electric fireplace, fitted shelving to alcoves, under stairs storage, furniture including sofa, coffee table and foot stool and opening to:

KITCHEN/BREAKFAST ROOM

kitchen fitted with base and wall units, work tops, sink with window to rear aspect and sky lights above, integrated appliances including oven, ceramic hob with extractor above, fridge, freezer, slimline dishwasher and washer dryer. Breakfast area with patio doors to rear garden, skylights over, air conditioning unit, freestanding tumble dryer and furniture comprising dining table with chairs.

STAIRS/LANDING

doors to bedrooms and shower room off.

BEDROOM 1

feature electric fireplace, sash window to front aspect, and furniture including double bed, wardrobe, chest of drawers, dressing table with chair and further chair.

BEDROOM 2

window to rear aspect and furniture including bunk beds, chest of drawers and chair.

SHOWER ROOM

walk in shower with glass shower screen, WC, wash basin with vanity unit below and illuminated mirror above, heated towel rail and window to rear aspect.

GARDEN

enclosed rear garden principally paved and with shrub borders and rear gated access.

LETTING AGENT NOTES

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

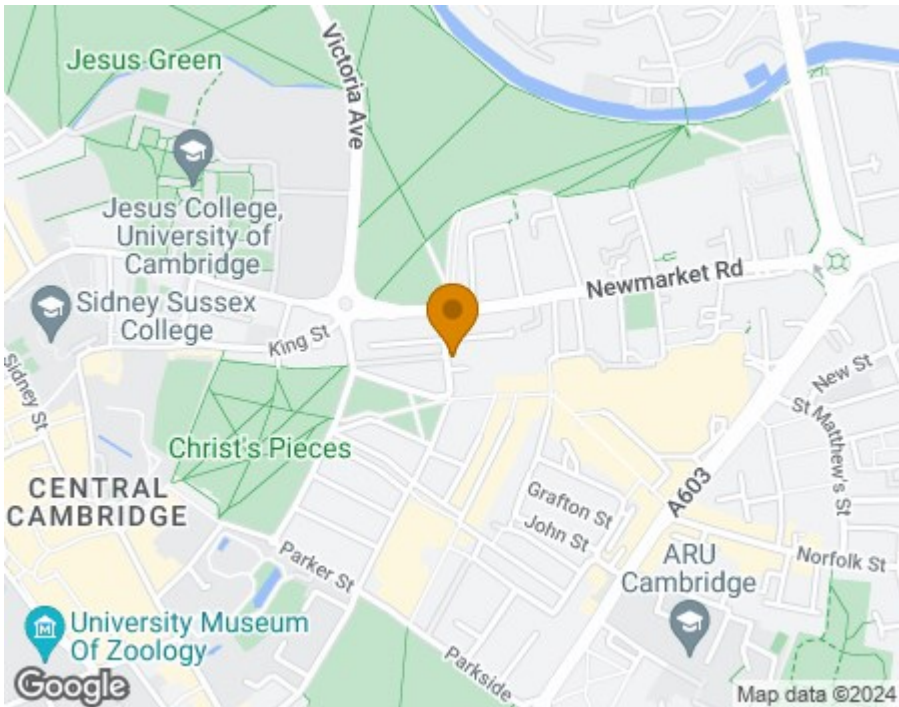
Term - Minimum 12 month tenancy

Holding Deposit - £426

Deposit - £2134



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B		71	
(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	



Total area: approx. 71.9 sq. metres (774.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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.