



Queen Ediths Way, Cambridge, CB1 8NJ



Queen Ediths Way

Cambridge,
CB1 8NJ

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: E
- Gas Central Heating
- Generous Garden
- Parking & Garage

A spacious 5 bedroom detached house in a sought after south city location. The spacious and versatile accommodation comprises entrance hall, generous living room, study, kitchen, utility and cloakroom, master bedroom with en suite, 4 further bedrooms and family bathroom. Further benefits include single garage, ample off street parking and large rear garden. We regret no sharers or pets. Unfurnished. Available now. EPC: E and Council Tax Band: E.

5 2 2

£2,250 PCM





LOCATION

Located towards the Cherry Hinton Road end of Queen Edith's Way within the Cherry Hinton Ward of Cambridge. The property is well placed for access to Addenbrookes (1.3 miles), Cambridge train station (2.1 miles), the city centre (2.5 miles) and the A14 and A11 (3.6 & 4.4 miles respectively). A range of local amenities can be found on Cherry Hinton High Street nearby and a supermarket at Fulbourn (1.1 miles). Distances approximate.

ENTRANCE HALL

stairs rising to first floor with under stairs cupboard. Access to dining room, kitchen and living room off.

DINING ROOM

window to front aspect.

SITTING ROOM

bay window to front aspect and patio doors to rear aspect with access to garden.

KITCHEN

base and wall units, oven with gas hob and extractor above, dishwasher and under counter fridge and freezer. Window to rear aspect and door to:

UTILITY ROOM

base and wall units, sink, gas central heating boiler and washing machine. Door to rear garden. Access to garage and:

CLOAKROOM

wc, wash basin and window to rear aspect.

STAIRS/LANDING

airing cupboard. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

window to front aspect and door to:

EN SUITE SHOWER ROOM

shower, wc, wash basin with mirror above, radiator with towel rail and window to rear aspect.

BEDROOM 2

bay window to front aspect.

BEDROOM 3

window to rear aspect.

BEDROOM 4

2 windows to front aspect.

BEDROOM 5

window to rear aspect.

BATHROOM

shower over bath, wash basin with mirror above, radiator with towel rail and window to rear aspect.

WC

wc and window to rear aspect.

OUTSIDE

PARKING

single integral garage and gravelled driveway providing ample parking.

GARDEN

large enclosed rear garden predominantly laid to lawn with patio, beds and borders.

LETTING AGENT NOTES

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

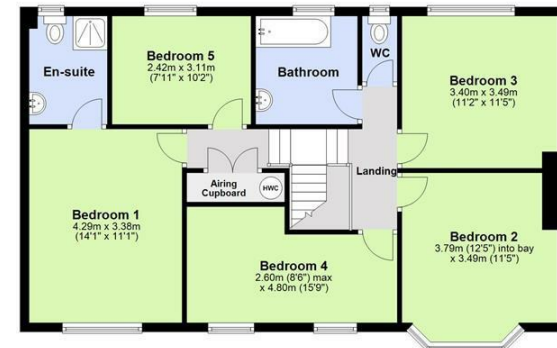
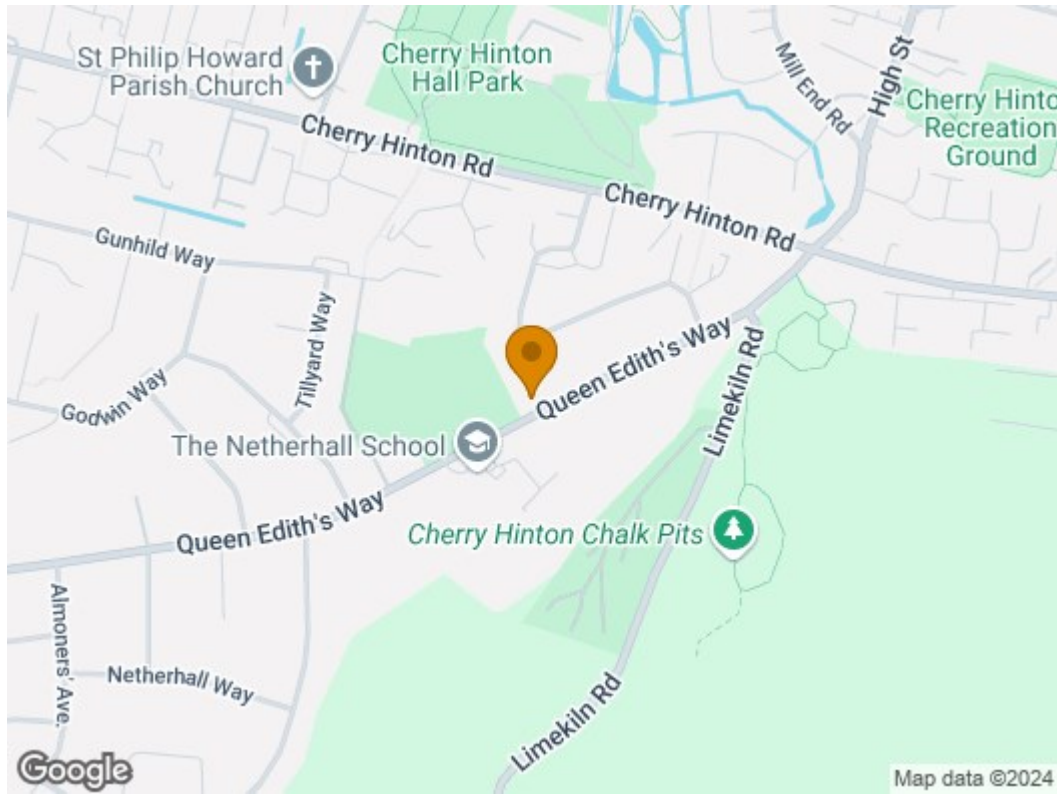
Term - Minimum 10 month tenancy

Holding Deposit - £519

Deposit - £2596







Total area: approx. 144.5 sq. metres (1555.4 sq. feet)

Note: Not to scale - For guidance purposes only

Floor area excludes Garage
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		50	
(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.