



TO LET  
**CHEFFINS**  
01223 271716

Mowbray Road, Cambridge, CB1 7SS

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## Mowbray Road

Cambridge,  
CB1 7SS

A first floor room to let within this newly refurbished semi detached house comprising 4 rooms in a convenient south city location. The accommodation comprises single bedroom (single occupancy only). Shared kitchen, shower room and laundry facilities and communal gardens. Bills included. Furnished. Available from 23/10/2024. EPC: D and Council Tax Band: N/A.

### LOCATION

Located within the Queen Edith's ward of Cambridge and off Queen Edith's Way the property is most convenient for access to Addenbrooke's Hospital (0.5 miles). The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.5 miles) and Cambridge city centre (1.8 miles). A range of local amenities can be found nearby. (distances approximate)



**£850 PCM**



**ENTRANCE HALL**

stairs rising to first floor, door to bedroom 1 and door to:

**COMMUNAL KITCHEN/BREAKFAST ROOM**

kitchen area fitted with base and wall units, work tops, sink, integrated appliances including oven, combination microwave oven, ceramic hob with extractor above and dishwasher, American style fridge freezer, under stairs cupboard housing gas central heating boiler, further cupboard housing hot water cylinder, window and door to side aspect with access to garden, door to WC and open to breakfast room with patio doors to rear garden, breakfast bar with bar stools, fitted cupboards and built in cupboard housing washing machine and tumble dryer.

**WC**

wc, wash basin with vanity unit below and window to rear aspect above and wall mirror.

**STAIRS/LANDING**

window to side aspect and doors to bedrooms 2, 3 & 4 and shower room.

**BEDROOM 4**

Window to front aspect. Furniture includes single bed with base drawers and wardrobe.

**COMMUNAL SHOWER ROOM**

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

**COMMUNAL GARDEN**

front garden principally gravelled, with path to front door and side gate to enclosed rear garden principally laid to lawn with patio, mature shrubs and sheds.

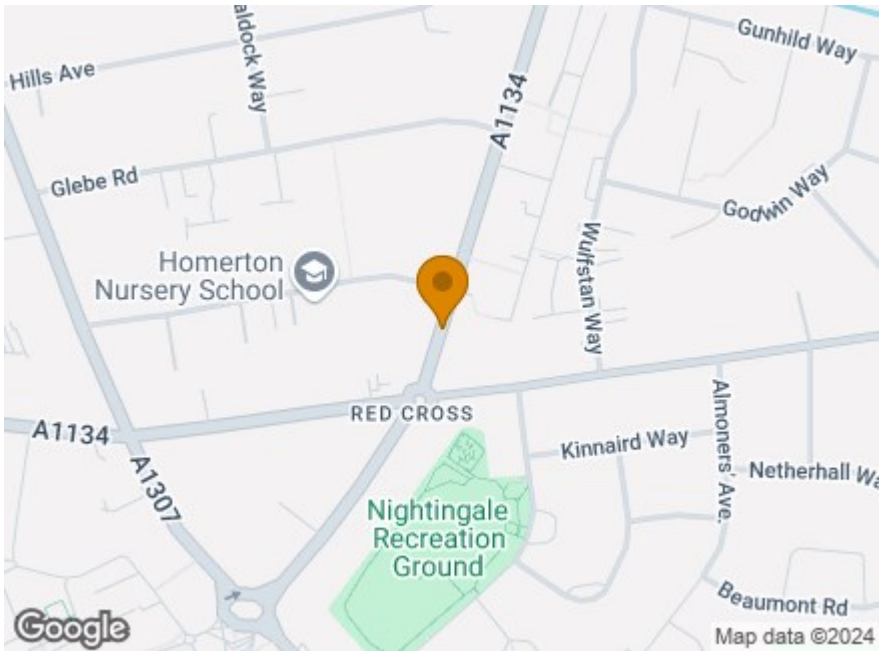
**LETTING AGENT NOTES**

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

Term - Minimum 6 month tenancy

Holding Deposit - £196

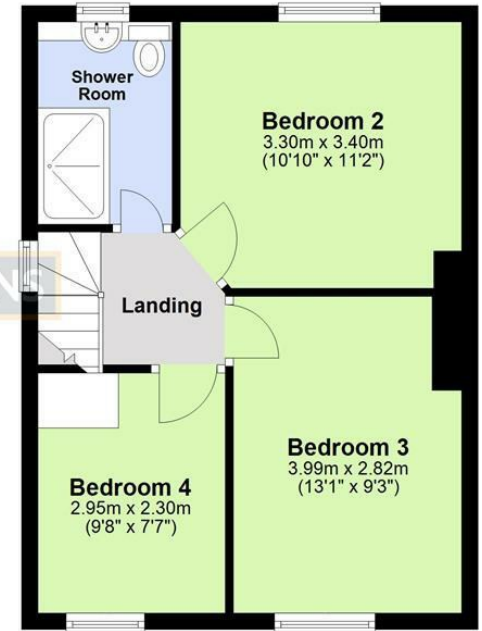
Deposit - £980



**Ground Floor**  
Approx. 43.4 sq. metres (466.7 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.2 sq. feet)



**Total area: approx. 81.6 sq. metres (877.9 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			88
(81-91) B			
(69-80) C		67	
(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	



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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.

