



St. Andrews Road, Cambridge, CB4 1DL

CHEFFINS

St. Andrews Road

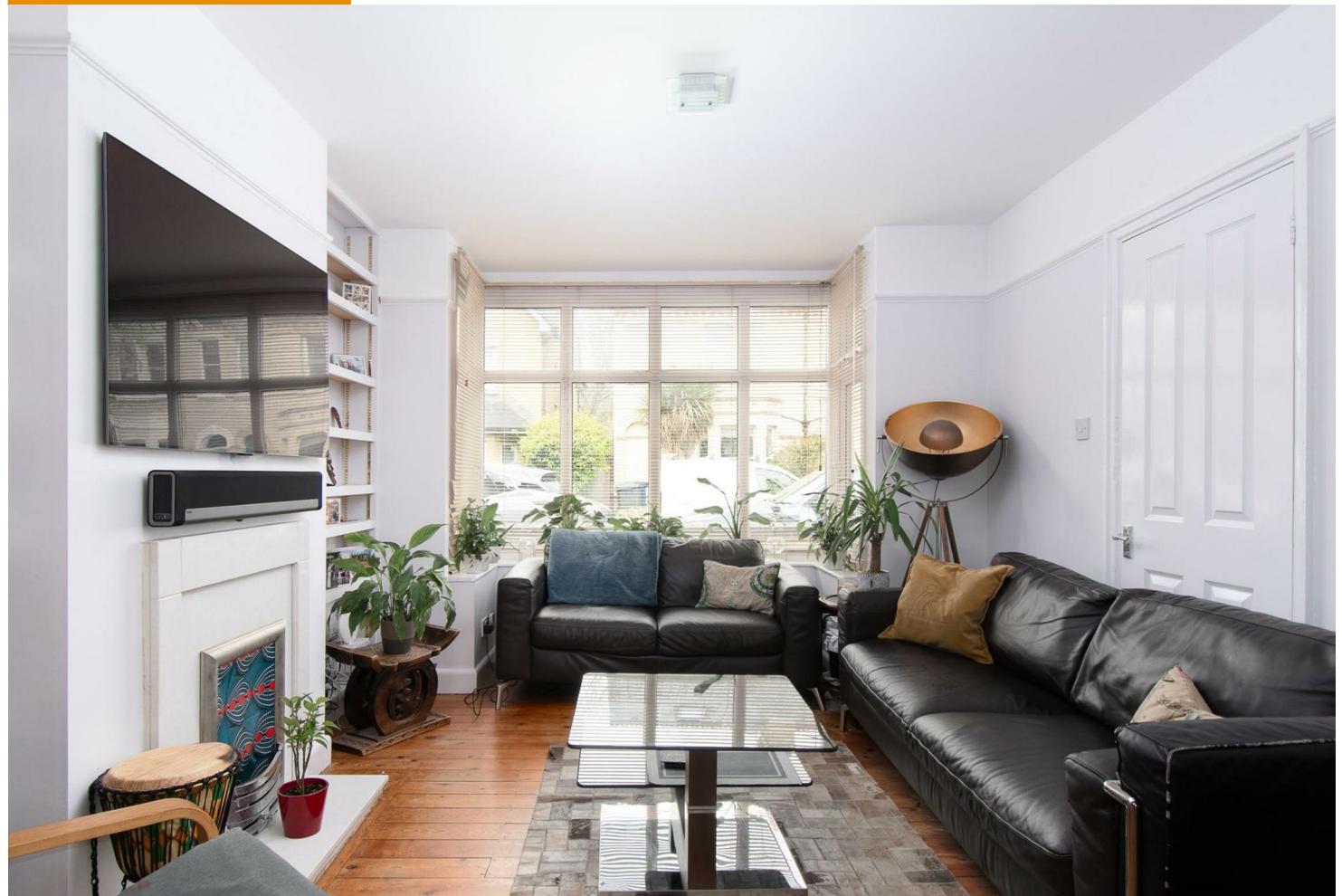
Cambridge,
CB4 1DL

- Minimum 12 Month Tenancy
- Available from 25/10/2024
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Garden
- On Street Parking

A spacious 3 bedroom semi detached house located in East Chesterton. The accommodation comprises entrance hall, kitchen with utility/pantry, sitting room, dining room, conservatory, WC, 2 double bedrooms, 1 single bedroom and bathroom. Store room and enclosed rear garden. We regret no pets or sharers. Unfurnished. Available from 25/10/2024. EPC: D and Council Tax Band: D.

3 2 1

£2,300 PCM





LOCATION



The property is located in the north Cambridge ward of East Chesterton offering a wide range of local amenities. The location provides excellent access to the City Centre via the riverside path, and frequent bus services to the Cambridge Science Park, Addenbrooke's Hospital. The nearby A14 provides access to the A1 and the North, and Stansted Airport and London via the M11 to the South. The mainline railway provides fast access to Stansted Airport in 30 minutes and London King's Cross in 45 minutes.

ENTRANCE VESTIBULE

door to:

ENTRANCE HALL

stairs rising to first floor with WC beneath, door to kitchen, door to sitting room and door to dining room.

WC

located under the stairs with WC with wash basin.

KITCHEN

base and wall units, work tops, sink with window to rear aspect above, oven with electric hob and extractor hood above, folding breakfast bar with internal window to side aspect above and side door to:

UTILITY/PANTRY

internal door to store, rear door to garden, gas central heating boiler, fridge freezer and washing machine.

DINING ROOM

feature fireplace (not in use), fitted cupboard to alcove, fitted shelving

to alcove, double doors to conservatory and archway and open to:

SITTING ROOM

bay window to front aspect, feature fireplace (not in use) and fitted shelving to alcoves.

CONSERVATORY

side door to rear garden.

STAIRS/LANDING

window to side aspect, linen cupboard and doors to bedrooms 1, 2 & 3 and door to bathroom.

BEDROOM 1

corner wash basin with vanity unit below and window to rear aspect

BEDROOM 2

bay window to front aspect.

BEDROOM 3

window to front aspect.

BATHROOM

shower over bath, wc, wash basin and window to rear aspect.

EXTERIOR

small front garden principally laid with slate chippings, path to front door and door to store. Enclosed rear garden principally gravelled with beds and borders.

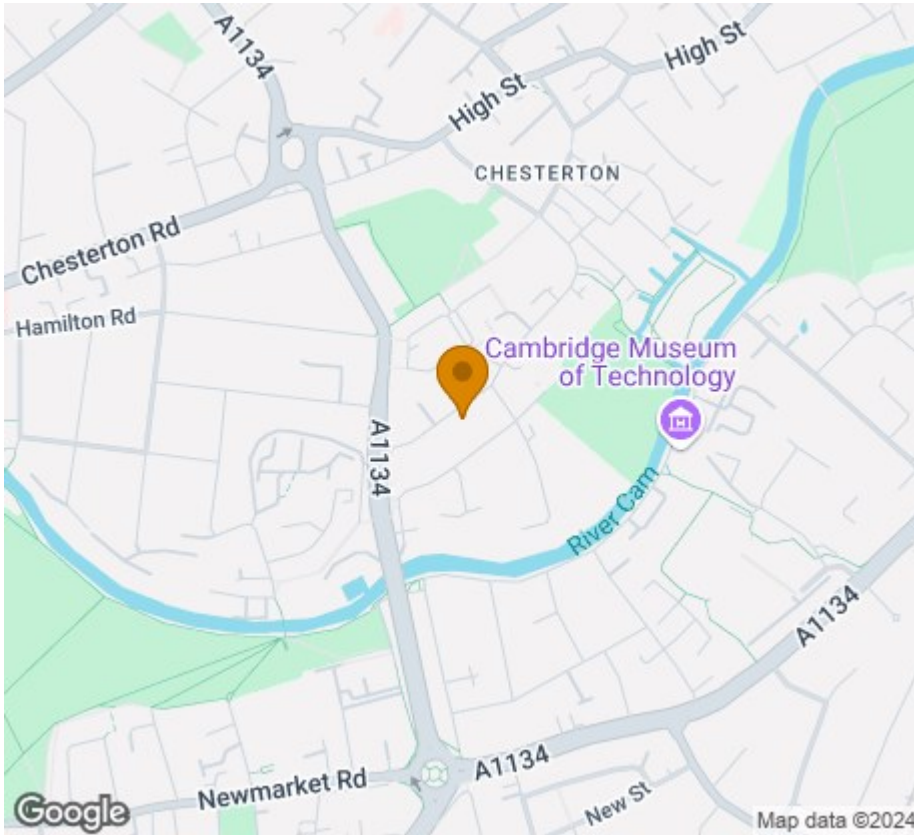
LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy
Holding Deposit - £530
Deposit - £2653



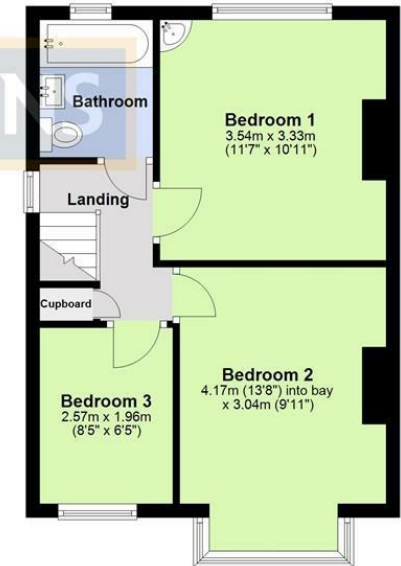




Ground Floor
Approx. 71.8 sq. metres (772.4 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 109.3 sq. metres (1176.7 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes Store and Utility/Pantry
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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.