



Union Lane, Cambridge, CB4 1QB

CHEFFINS

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Cambridge,
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A 2 bedroom mid terraced house in a convenient North City location offering easy access to the Science Park and city centre. The accommodation comprises sitting room, dining room, kitchen, 2 double bedrooms, study and bathroom. Enclosed rear garden. We regret no pets. Unfurnished. Available now. EPC: E and Council Tax Band: C.

LOCATION

The property is located within the East Chesterton ward of Cambridge and sits approximately 1.2 miles north of Cambridge city centre. The property benefits with a range of amenities nearby and is well placed for access to the Cambridge Science Park & Cambridge Business Park (1.2 miles), Cambridge North Train Station (1.6 miles) offering regular services to London and the A14 at Junction 33 (1.6 miles). Distances approximate.

 2  1  2

£1,400 PCM





ENTRANCE DOOR

to:

SITTING ROOM

feature fireplace (not in use), 2 windows to front aspect and door to:

DINING ROOM

feature fireplace (not in use), window to rear aspect, door to stairs rising to first floor with, storage cupboard and door to:

KITCHEN

base units, work tops, sink with window to rear aspect above, appliances including oven, electric hob, fridge freezer and washing machine, window to side aspect and side door with access to rear garden.

STAIRS/LANDING

storage cupboard/wardrobe. The 2 bedrooms, study and bathroom are accessed off the landing.

BEDROOM 1

feature fireplace (not in use) and 2 windows to front aspect.

BEDROOM 2

feature fireplace (not in use) and window to rear aspect.

STUDY

with feature fireplace (not in use) and window to rear aspect.

BATHROOM

shower over bath, wc and wash basin.

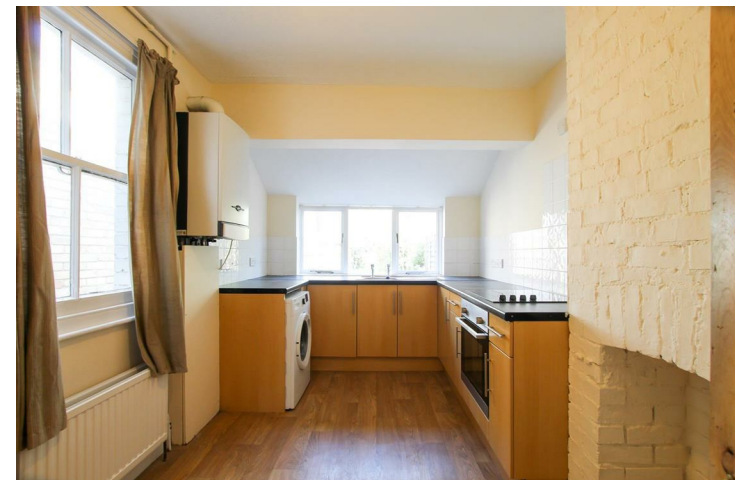
LETTING AGENT NOTES

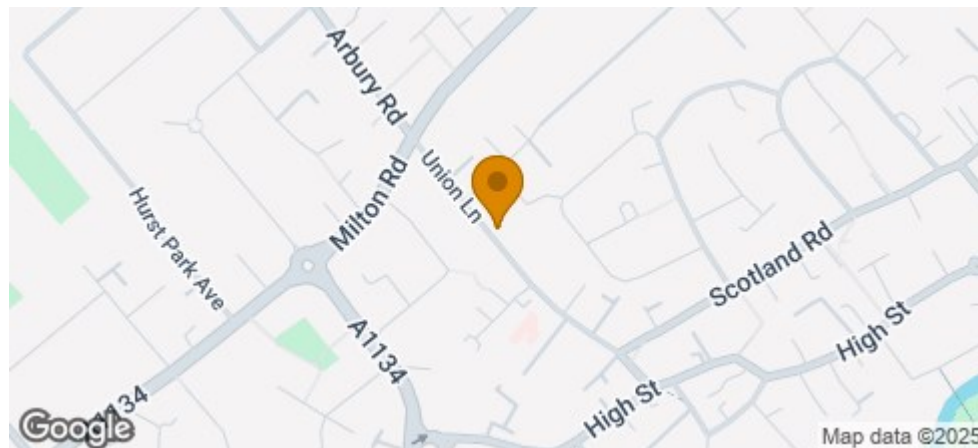
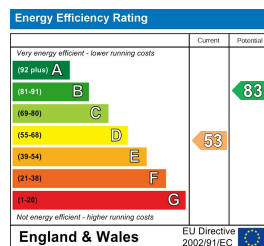
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £323

Deposit - £1615





Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 70.3 sq. metres (756.2 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.



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