



Great Eastern Street, Cambridge, CB1 3AD

**CHEFFINS**



## Great Eastern Street

Cambridge,  
CB1 3AD



**£1,600 PCM**

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: C
- Gas Central Heating
- Garden
- On Street Parking

A 2 bedroom mid terraced house located in a popular residential area off Mill Road. The accommodation comprises open plan sitting/dining room, kitchen, bathroom, 2 double bedrooms and dressing room/study. The property further benefits with an enclosed rear garden. Unfurnished. Available now. EPC: D and Council Tax Band: C.





## LOCATION



Great Eastern Street is located off Mill Road within the popular Romsey ward of Cambridge. An excellent range of local amenities are moments away and the property is conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.8 miles) and the historic city centre (1.1 miles). Distances approximate.

## SITTING ROOM

window to front aspect and open to:

## DINING ROOM

stairs rising to first floor, window to rear aspect and door to:

## KITCHEN

base and wall units, work tops, sink with window to side aspect above, oven, electric hob with extractor above, fridge freezer, washing machine, side door to rear garden and door to:

## BATHROOM

shower over bath with glass shower screen, wc, wash basin, heated towel rail and window to side aspect.

## STAIRS/LANDING

doors to bedrooms off.

## BEDROOM 1

window to front aspect.

## BEDROOM 2

window to rear aspect, cupboard housing hot water cylinder and gas central heating boiler and door to:

## DRESSING ROOM/STUDY

fitted shelving and window to side aspect.

## GARDEN

enclosed rear garden principally gravelled with brick pave patio and shrub borders.

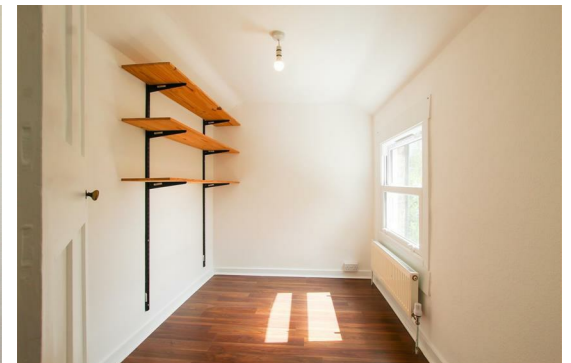
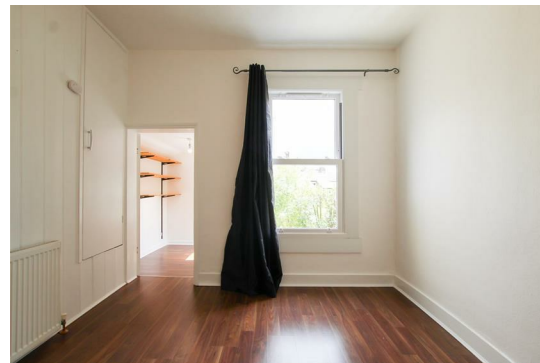
## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

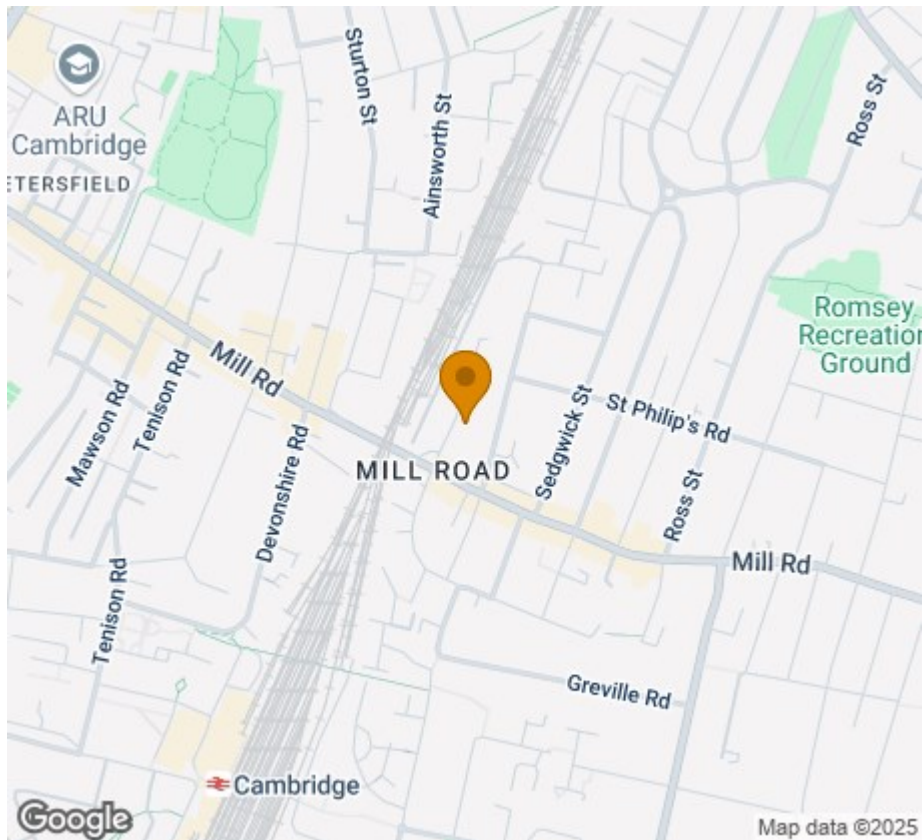
Holding Deposit - £369

Deposit - £1846









Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>62</b>	<b>87</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Agents note:

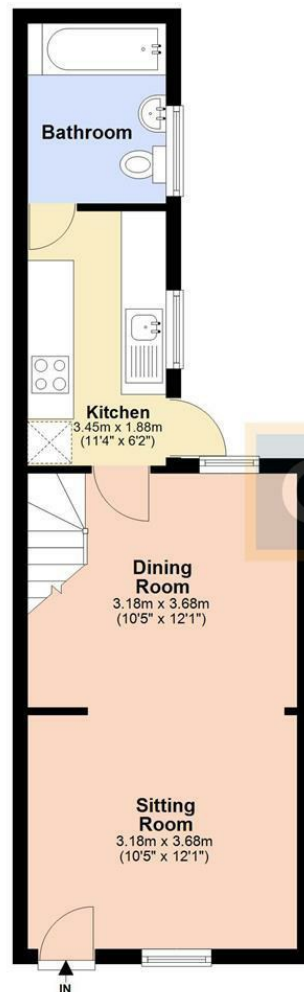
For more information on this property please refer to the Material Information Brochure on our website.

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.

## Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



## First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 63.9 sq. metres (688.3 sq. feet)

