



Valerian Court, Cambridge, CB1 9YP



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A 2 bedroom mid terrace house located in Cherry Hinton close to local amenities and with easy access to Cambridge and A14. The accommodation comprises fitted kitchen with white goods, living room, 2 bedrooms and bathroom. Further benefits include enclosed rear garden and off street parking. We regret no pets or sharers. Unfurnished. Available from 07/05/2025. EPC: C and Council Tax Band: C.

LOCATION

The property is situated in a quiet cul-de-sac in a popular residential area forming part of Cherry Hinton located just south-east of the city. Cherry Hinton is well served with a wide range of local amenities including supermarket and is convenient for access to the A14 and A11. Addenbrooke's Hospital lies approximately 1.5 miles away and Cambridge train station approximately 2 miles away.



£1,450 PCM



**ENTRANCE HALL**

with staircase to first floor with cupboard beneath. The kitchen and open plan living room are accessed off the entrance hall.

KITCHEN

modern kitchen with base and wall units, works tops, sink with window to front aspect above, oven, gas hob with extractor above, fridge freezer and washer dryer.

LIVING ROOM

with sliding patio doors to rear aspect with access to rear garden.

STAIRS/LANDING**BEDROOM 1**

with window to rear aspect.

BEDROOM 2

with built in storage cupboard and 2 windows to the front aspect.

BATHROOM

modern bathroom with shower over bath, toilet and wash basin with cabinet below and wall mounted mirror above.

OUTSIDE**GARDEN**

enclosed rear garden predominantly gravelled with patio and shed.

PARKING

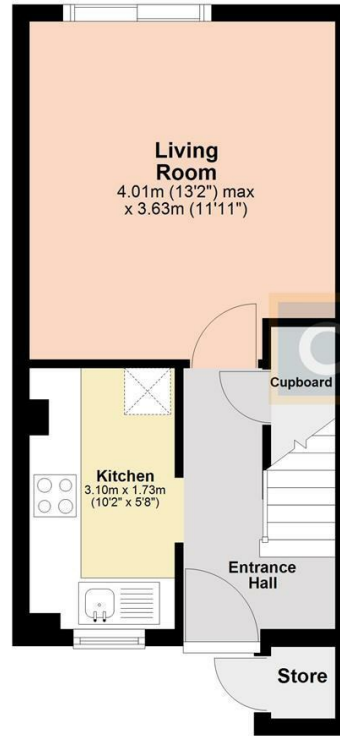
off street parking for 1 car.



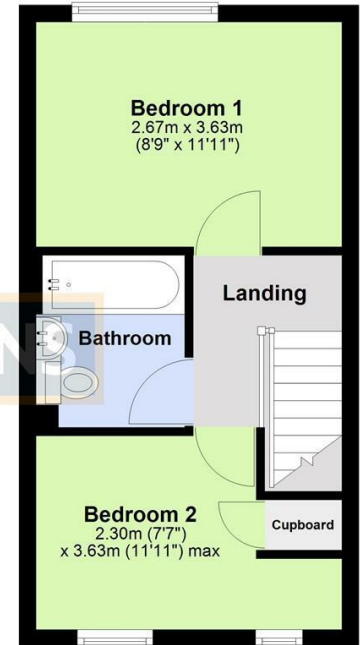


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	91
A (82 plus)	
B (81-81)	
C (69-80)	75
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Ground Floor
Approx. 26.9 sq. metres (289.9 sq. feet)



First Floor
Approx. 26.1 sq. metres (280.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.8 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.

