



Sturton Street, Cambridge, CB1 2QA

CHEFFINS

Sturton Street

Cambridge,
CB1 2QA



£1,750 PCM

- Minimum 6 Month Tenancy
- Available from 16th June 2025
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Garden

A well presented 2 bedroom Victorian mid terraced house located in this sought after residential area close to local amenities and within easy access to the train station and historic city centre. The accommodation comprises entrance hall, sitting room, dining room, kitchen, utility area, 2 double bedrooms and bathroom. Generous enclosed rear garden with shed. Unfurnished. Available from 16/06/2025. EPC: C and Council Tax Band: D.





LOCATION



Sturton Street is located within the Petersfield Ward of Cambridge. A wide range of local amenities can be found on nearby Mill Road and Cambridge Beehive Centre and the property is convenient for access to Cambridge railway station approximately 0.8 miles away and the historic city centre.

ENTRANCE HALLWAY

stairs rising to first floor with store cupboard beneath. The sitting room, dining room and kitchen are accessed off the hallway.

SITTING ROOM

feature gas fire place, fitted cabinet to right alcove and double glazed sash window to front aspect.

DINING ROOM

double glazed sash window to rear aspect.

KITCHEN

soft close base and wall units, work tops, sink, integrated appliances including oven, microwave, gas hob with extractor above, fridge freezer and slim dishwasher, 2 double glazed windows to side aspect and archway to:

UTILITY AREA

base and wall units, work tops, washer dryer, double glazed window to side aspect and double glazed patio doors to garden.

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

2 double glazed sash windows to front aspect.

BEDROOM 2

double glazed sash window to rear aspect.

BATHROOM

shower over bath with glass shower screen, WC and wash basin with vanity unit below and mirrored cabinet above, heated towel rail, double glazed window to side aspect and boiler cupboard with fitted shelves.

ENCLOSED REAR GARDEN

generous rear garden stretching to approximately 100ft (30.48m) predominantly laid to lawn, good sized patio and garden shed.

LETTING AGENT NOTES

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

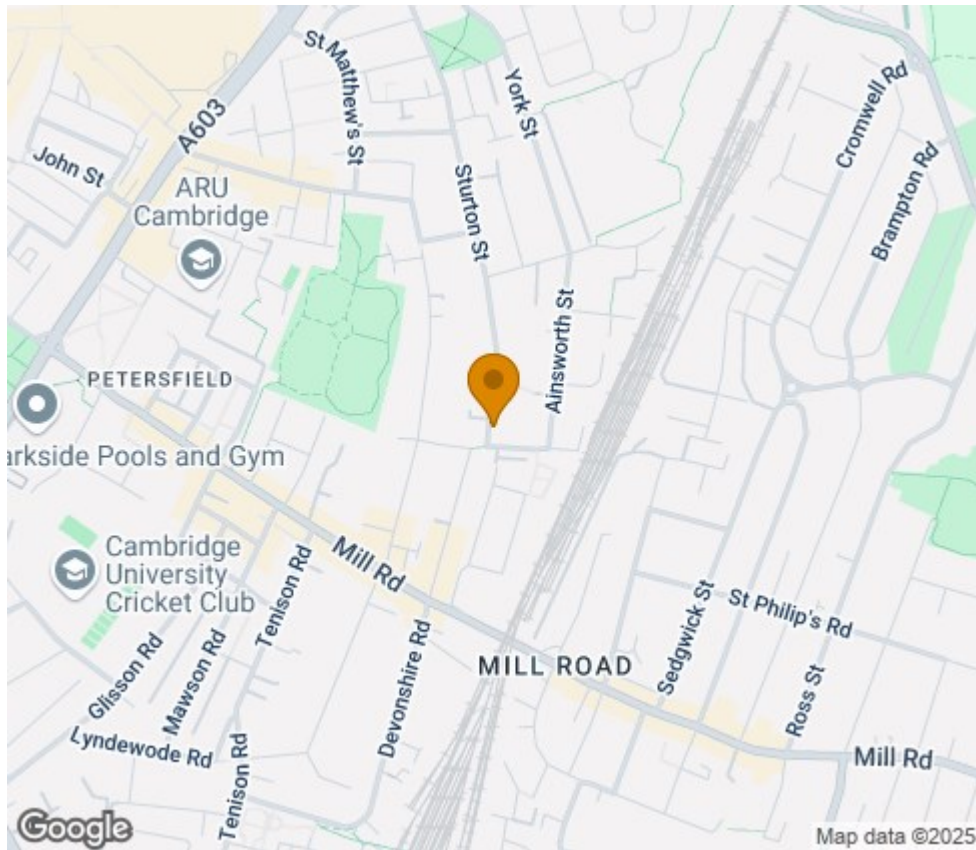
Term - Minimum 6 month tenancy


Holding Deposit - £403

Deposit - £2019







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 

Agents note:

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

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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.

Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 81.0 sq. metres (872.2 sq. feet)

