



Pepys Court, Cambridge, CB4 1GF

CHEFFINS

Pepys Court

Cambridge,
CB4 1GF

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: F
- Gas Central Heating
- Garage & Parking
- Gardens

A modern 4 bedroom mid terrace town house located in a desirable residential development just a mile north of the historic city centre. The accommodation comprises entrance hall, kitchen, open plan living room, cloakroom, 4 double bedrooms and 3 bathrooms (2 en suite). Open front garden, enclosed rear patio garden, single garage and parking space. We regret no sharers or pets. Unfurnished. Available now. EPC: C and Council Tax Band: F.

4 3 1

£2,550 PCM





LOCATION



Pepys Court forms part of a popular development adjacent to the River Cam situated in the north Cambridge ward of East Chesterton. A range of amenities can be found nearby and the property is well placed for access to City Centre via the riverside path and access to Cambridge Science Park, Cambridge North Train Station and the A14 at Junction 33.

ENTRANCE HALL

with stairs rising to first floor and store cupboard. The kitchen, living/dining room and cloakroom are accessed off the entrance hall.

KITCHEN

with base and wall units, work tops, sink with window to front aspect above, oven and grill, microwave, fridge freezer, gas hob with extractor above, dishwasher and washing machine.

LIVING/DINING ROOM

'L' shaped reducing to 9'10" (3.00m) and 8'8" (2.64m) respectively. With windows and patio doors to rear aspect with access to patio garden.

CLOAKROOM

with toilet and wash basin with wall mounted mirror above.

STAIRS/FIRST FLOOR LANDING

with stairs rising to the second floor. Bedroom 1, bedroom 4 and the family bathroom are accessed off the first floor landing.

BEDROOM 1

with 3 windows to the rear aspect, wardrobes and door to:

EN SUITE SHOWER ROOM

with shower, toilet and wash basin with wall mounted mirror above and heated towel rail.

BEDROOM 4

with 2 windows to the front aspect and wardrobe.

FAMILY BATHROOM

with bath, toilet and wash basin with wall mounted mirror above and heated towel rail.

STAIRS/SECOND FLOOR LANDING

with airing cupboard. Bedroom 2, bedroom 3 and the shower room are accessed off the second floor landing.

BEDROOM 2

with windows to rear aspect, wardrobes and door to:

JACK & JILL SHOWER ROOM

accessed off bedroom 2 and the second floor landing. With large shower cubicle, toilet and wash basin with wall mounted mirror above and heated towel rail.

BEDROOM 3

with 2 window to front aspect.

OUTSIDE

FRONT

open front garden predominantly laid to lawn with path to entrance door.

REAR

enclosed patio garden with access to single garage, lockable store room and rear gated access to allocated parking space in front of garage entrance.

LETTING AGENT NOTES

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

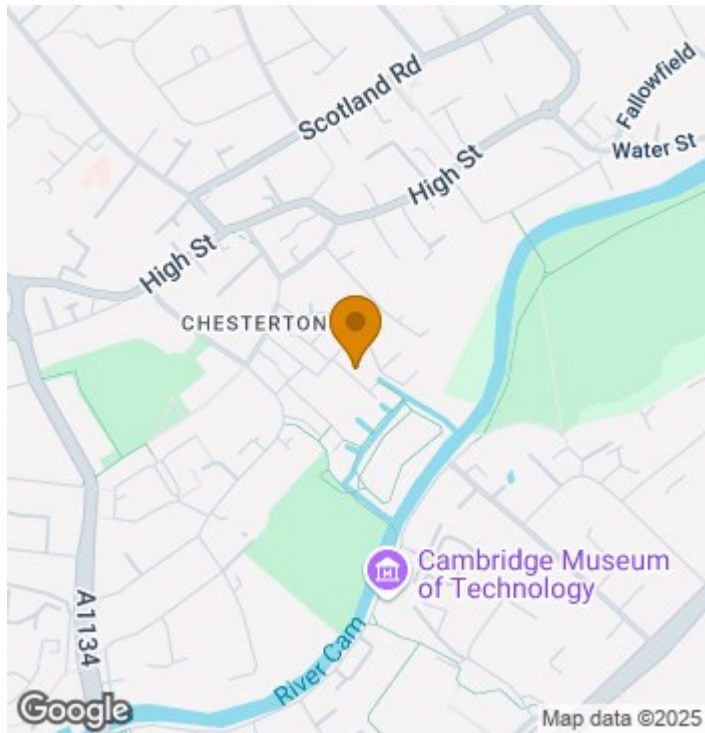
Term - Minimum 12 month tenancy

Holding Deposit - £588

Deposit - £2942







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(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	



Total area: approx. 145.1 sq. metres (1561.3 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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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.