



Chaucer Close, Cambridge, CB2 7TS

**CHEFFINS**



## Chaucer Close

Cambridge,  
CB2 7TS

- Minimum 12 Month Tenancy
- Available from 31/10/2025
- Unfurnished
- EPC: D
- Council Tax Band: G
- Gas Central Heating
- Parking & Garage
- Garden

A substantial 4 bedroom detached house occupying a most desirable location in one of the city's finest districts just off Trumpington Road. The property offers spacious and versatile accommodation comprising entrance hall, 4 reception rooms, kitchen/breakfast room, utility, galleried landing, principle bedroom with dressing area and ensuite, 3 further doubles bedrooms and bathroom. Enclosed rear garden, off street parking and double garage. We regret no sharers. Unfurnished. Available from 31/10/2025. EPC: D and Council Tax Band: G.

4 2 4

**£5,000 PCM**





## LOCATION

The property is located in one of city's finest districts, just off Trumpington Road with the City Centre, railway station and scenic surroundings including Sheep's Green and the Cambridge University Botanic Gardens all within walking distance. The property is exceptionally well placed for access to a number of high performing schools and colleges including The Leys, The Perse School, and St Faith's. Regular buses provide connections to the railway station, City Centre, Addenbrooke's Hospital and the Biomedical Campus. The M11 is located just 5 minutes away, providing access to the A14 and A1 to the north and the M11/M25 to the south.



## ENTRANCE HALLWAY

with entrance door, understairs storage cupboard, stairs to first floor, glazed door to:

## SITTING ROOM

with windows to side and rear aspect, doors to patio area, solid oak floor, inset wood burning stove with stone hearth.

## LIVING ROOM

with vaulted ceiling, doors to garden, windows to side aspect, Velux windows, solid oak floor.

## FAMILY ROOM

with window to front and side aspect, solid oak flooring.

## DINING ROOM

with doors to the garden, Velux window with shutters, glazed door to kitchen/breakfast room, solid oak flooring.

## CLOAKROOM

with windows to the side aspect, low level w.c., wall mounted wash hand basin with chrome mixer tap and glass splashback, oak flooring.

## KITCHEN/BREAKFAST ROOM

with window to the side aspect, Velux window over the breakfast area, matching wall and base units, stone worktops with inset one and a half sinks and drainer, stainless steel mixer tap over, 5 ring Neff induction hob with

extractor hood over, integrated appliances include dishwasher, oven, freestanding fridge and freezer, ceiling downlighters, tiled flooring, door to:

## UTILITY/BOOT ROOM

with window to the rear aspect, Velux window, door to the front aspect, preparation counter with cupboards below, inset sink and drainer, chrome mixer tap, washing machine and tumble dryer, tiled flooring, tiled splashbacks.

## ON THE FIRST FLOOR

## LANDING

with windows to the front aspect, loft access via hatch, doors to:

## PRINCIPAL BEDROOM

with windows to the front and side aspect, dressing area with fitted wardrobes, door to:

## ENSUITE SHOWER ROOM

with window to the rear aspect, vanity unit with inset wash hand basin, chrome mixer tap, low level w.c., with eco flush button, bidet, chrome heated towel rail, shower cubicle with wall mounted shower, ceiling downlighters, tiled walls, tiled floor with underfloor heating.

## BEDROOM 2

with window to the rear aspect.

## BEDROOM 3

with window to the front aspect, fitted wardrobes.

## BEDROOM 4

with window to the rear aspect.

## FAMILY BATHROOM

with window to the rear aspect, suite comprising vanity unit with inset wash basin and chrome mixer tap, shower cubicle with wall mounted shower over, low level w.c. panelled bath with chrome mixer tap, part tiled walls, tiled floor with underfloor heating, chrome heated towel rail, ceiling downlighters.

## OUTSIDE

The front of the property offers block paved parking leading to DETACHED DOUBLE GARAGE and entrance door with external lighting and gated access to the garden. The front of the property also offers gated access to a private walled courtyard with external lighting and outside store and pathway leading to Utility/Boot Room door.

The fully enclosed rear garden is mostly laid to lawn with a patio area, feature flower bed borders, and a personal door into the garage.

## LETTING AGENT NOTES

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

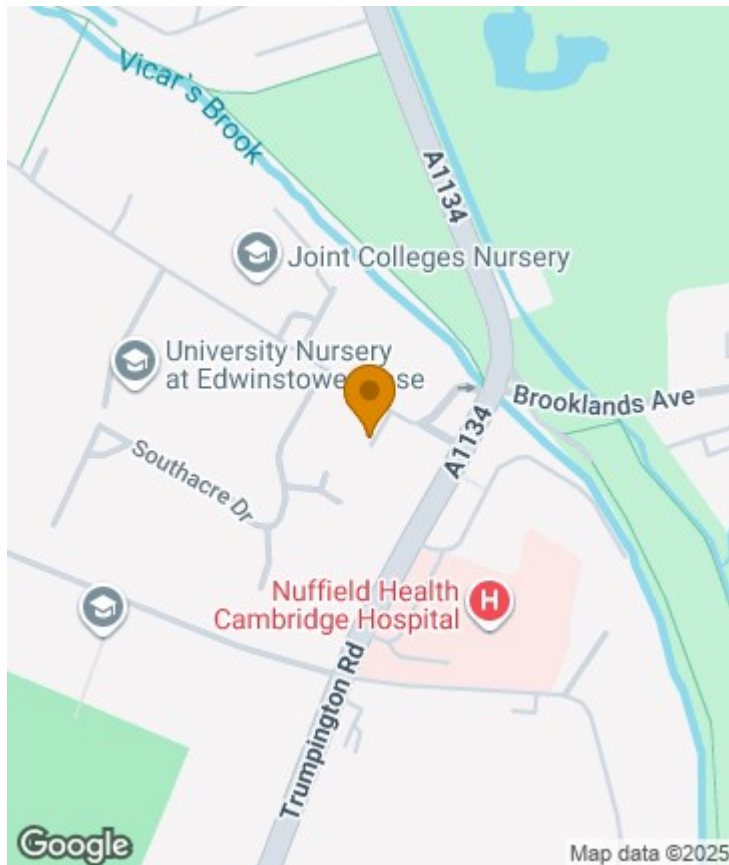
Term - Minimum 12 month tenancy  
Holding Deposit - £1153  
Deposit - £5769











Approximate Gross Internal Area 2868 sq ft – 266 sq m  
 Ground Floor Area 1510 sq ft – 140 sq m  
 First Floor Area 1030 sq ft – 96 sq m  
 Garage Area 328 sq ft – 30 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
England & Wales		
	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.