



Earl Street, Cambridge, CB1 1JR

CHEFFINS

Earl Street

Cambridge,
CB1 1JR

3 2 2

£2,400 PCM

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Rear Garden
- Permit Parking

An exceptional 3 bedroom mid terrace house in highly a desirable central city location. The accommodation finished to a high specification and arranged over 3 floors comprises kitchen/dining room, sitting room, 3 bedrooms, family bathroom and shower room. Courtyard garden. Maximum of 2 professional sharers. Unfurnished. Available now. EPC: C and Council Tax Band: E.





LOCATION



Earl Street is located in the Market ward of Cambridge and occupies a position within central Cambridge. Christ's Pieces and Parker's Piece are a short distance away and an excellent range of local amenities can be found in the Grafton Centre and historic city centre nearby. The property is convenient for access to Cambridge train station and the CB1 Business District (1.0 miles) the central bus station at Drummer Street (0.2 miles). (Distances approximate).

ENTRANCE DOOR

to:

KITCHEN/DINING ROOM

dining area with feature fireplace (not in use) with fitted cabinets and shelving to alcoves either side, sash window to front aspect with plantation shutters, further built in cupboard, wood flooring with underfloor heating running through to kitchen area fitted with contemporary base and wall units, work tops, sink, integrated appliances including oven, gas hob with extractor above, fridge freezer and dishwasher, stairs rising to first floor and doorway to:

INNER HALLWAY

with storage cupboard housing washing machine, door to cloakroom and pocket door to:

LIVING ROOM

double glazed bi-folding doors with access to rear garden, 2 Velux skylights and wood flooring with under floor heating.

CLOAKROOM

with toilet, hand wash basin, wall mirror and wood floor with under floor heating.

STAIRS/FIRST FLOOR LANDING

stairs rising to second floor, painted wood floorboards and doors to bedrooms 1 & 2 and family bathroom.

BEDROOM 1

built in bank or wardrobes and cupboards, double glazed bi-folding windows to rear aspect and Velux skylight.

BEDROOM 2

with feature fireplace (not in use), built in wardrobe to one alcove and fitted shelving to other alcove, painted wood floorboards and single glazed sash window to front aspect with plantation shutters.

BATHROOM

walk in shower with glass shower screen, separate bath, WC, wash basin with vanity unit below and wall mirror above, mirrored cabinet heated towel rail and painted wood floorboards.

STAIRS/SECOND FLOOR LANDING

built in cupboard, Velux skylight and doors to bedroom 3 and shower room.

BEDROOM 3

built in cupboard and double glazed bi-folding windows to rear aspect.

SHOWER ROOM

wet room with shower, toilet, wash basin with mirror above and heated towel rail and Velux skylight.

OUTSIDE

enclosed rear patio garden split over 2 levels principally paved with shrub/flower borders and shed.

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 - £553

Deposit - £2769







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

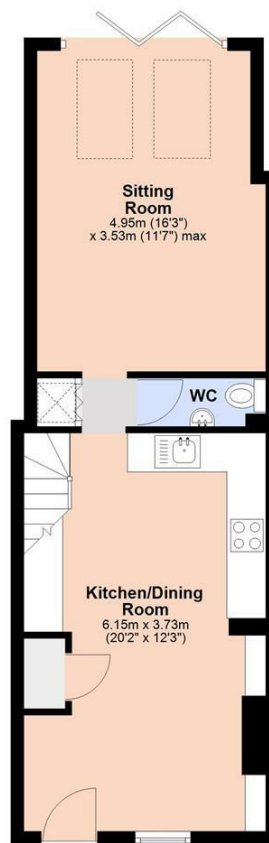
Agents note:

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

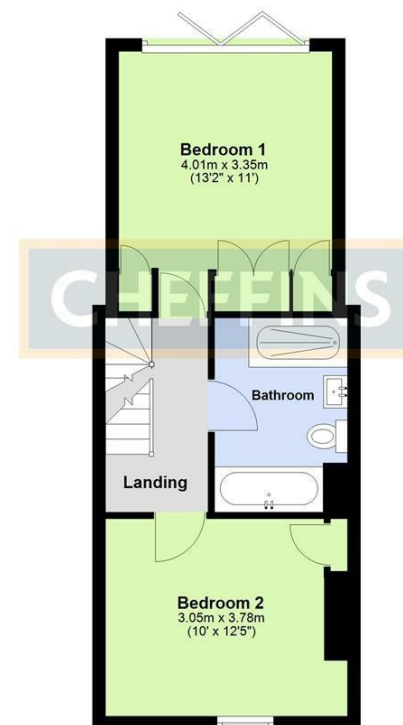
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

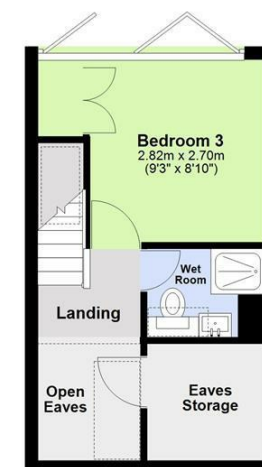
Ground Floor
Approx. 43.4 sq. metres (467.1 sq. feet)



First Floor
Approx. 36.9 sq. metres (396.9 sq. feet)



Second Floor
Approx. 21.6 sq. metres (233.0 sq. feet)



Total area: approx. 101.9 sq. metres (1097.1 sq. feet)

