



Windsor Road, Cambridge, CB4 3JL

CHEFFINS

Windsor Road

Cambridge,
CB4 3JL

- Minimum 12 Month Tenancy
- Available NOW
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking
- Garden

AVAILABLE NOW - A 4 bedroom semi detached house located on a sought after residential road on the north side of the city. The accommodation comprises entrance hall, sitting room, dining room, kitchen, lean to, 2 double bedrooms, 2 single bedrooms and bathroom. Off street parking and rear garden. We regret no sharers. Unfurnished. Available NOW. EPC: D and Council Tax Band: E.

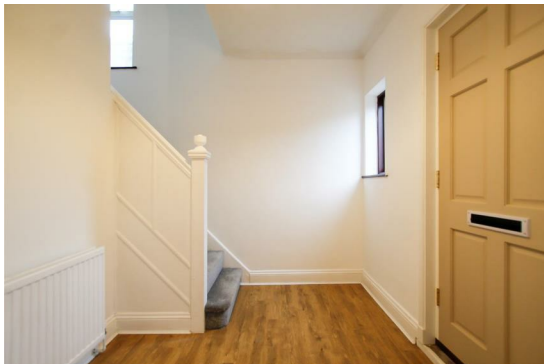
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£2,100 PCM





LOCATION



Windsor Road is located off Histon Road within the Castle Ward of Cambridge on the north side of the city. A range of amenities can be found on Histon Road nearby and the property is well placed for access to Cambridge city centre (1.0 miles), Cambridge Science park (2.4 miles) and the A14 at Junction 32 (1.2 miles). Distances approximate.

ENTRANCE HALL

stairs rising to first floor with cupboard beneath (accessed from the exterior), 2 windows to front aspect, door to kitchen and door to:

SITTING ROOM

bow window to front aspect, feature fire place (not in use), open to:

DINING ROOM

sliding patio doors to Lean To and door to:

KITCHEN

fitted with base and wall units, work tops, 1.5 bowl sink with window to side aspect above, integrated oven and electric hob with extractor above, freestanding appliances including dishwasher and washing machine, space for a fridge freezer, pantry with fitted shelving and door to rear garden.

LEAN TO

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

STAIRS/LANDING

window to side aspect. All first floor rooms are accessed off the landing.

BEDROOM 1

bow window to front aspect and built in double wardrobes.

BEDROOM 2

built in double wardrobes to alcoves and window to rear aspect.

BEDROOM 3

window to rear aspect and window to side aspect.

BEDROOM 4

box cupboard over the stairs with fitted shelves and window to front aspect.

BATHROOM

bath, separate shower enclosure, wc, wash basin with vanity unit below and mirror above and window to side aspect.

OUTSIDE

off street parking and border to the front with side gates leading to a detached garage and enclosed rear garden principally laid to lawn with patio, pathway and mature trees. Note: the out building located at the rear of the garden is not included within the let.

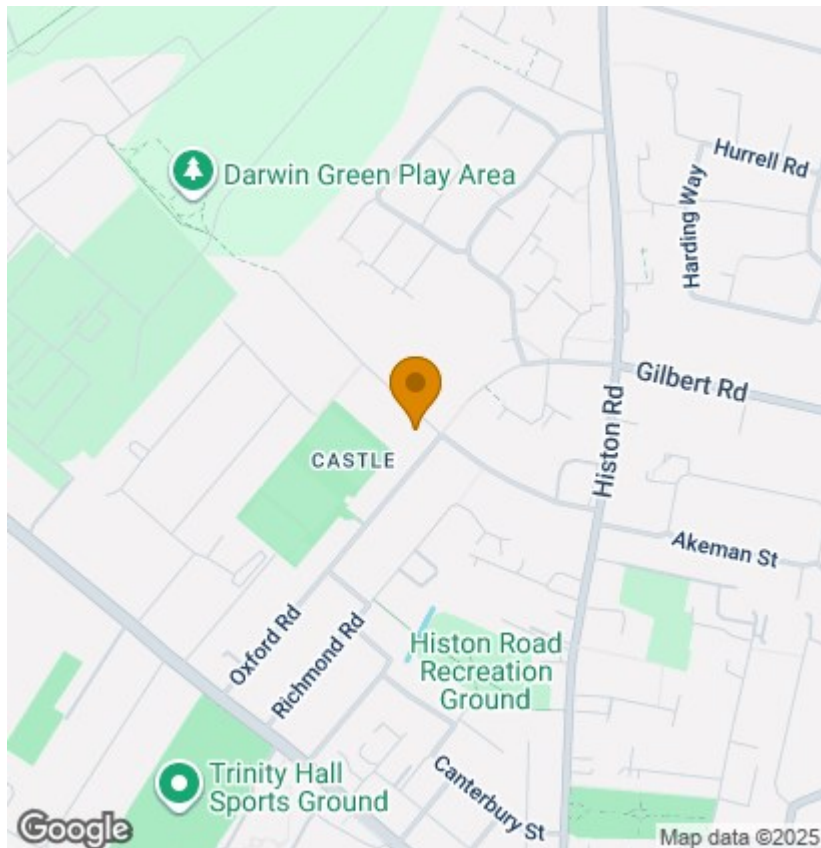
LETTING AGENT NOTES

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

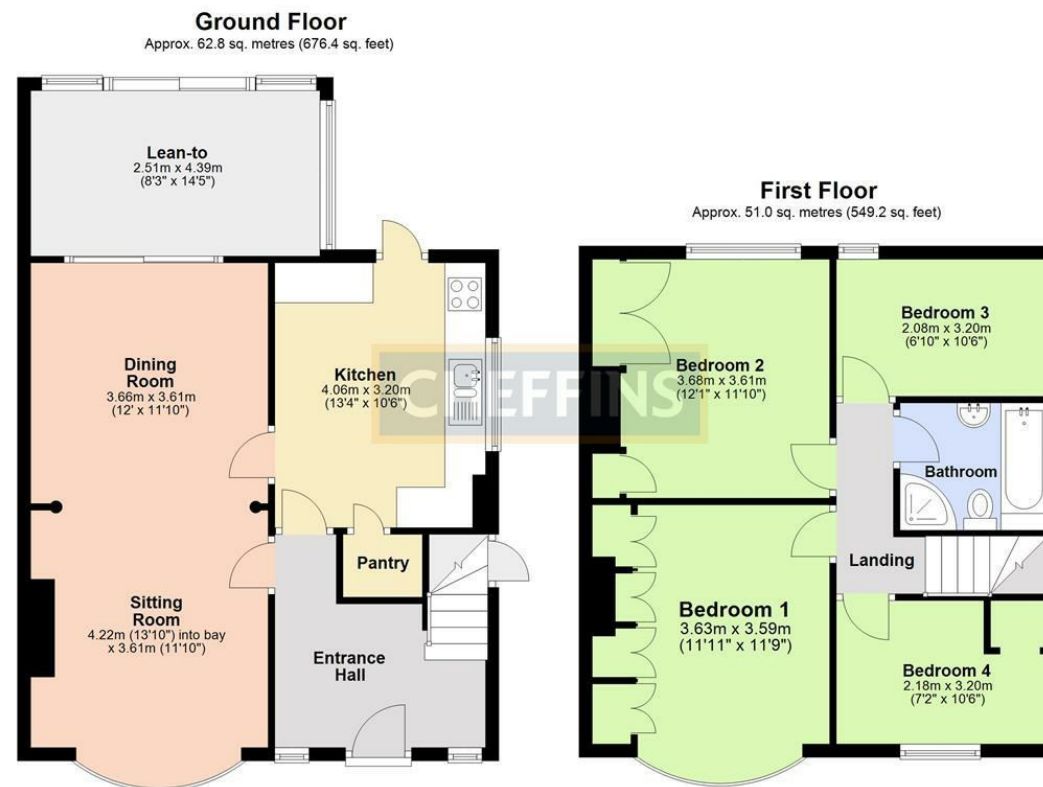
Term - Minimum 12 month tenancy
Holding Deposit - £484
Deposit - £2423







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(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		



Total area: approx. 113.9 sq. metres (1225.6 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.