



George Street, Cambridge

CB4 1AL

£1900 PCM

MaxwellBrown

Independent Property Agents

To Let– Available Early September

Situated close to Midsummer Common and just 1 mile walking distance from the city centre this charming Victorian terrace enjoys many original features and has accommodation including 2 reception rooms, fitted kitchen, conservatory, ground floor WC, 2 good sized bedrooms and bathroom. The property has double glazing, gas fired central heating, and large mature rear garden. Parking is on street with residents permit.



Panelled entrance door with fanlight window over to:

Entrance Hall: Radiator, opening to Dining Room, pine door to:

Lounge: Sealed unit double glazed sash window to front, exposed pine floor, recessed fireplace with Pine surround, Shelved alcove and picture rails.

Dining Room: Stairs to first floor, Feature recessed fire place with pine surround, 2 radiators, coved ceiling and picture rails, smoke and CO detectors. Arch to:

Kitchen: Fitted with maple effect units with inset butler sink and mixer tap, worktops with cupboards, drawers wine rack and space under. Plumbing for automatic washing machine, a range of eye level units. Tiled splashbacks, extractor hood, Indesit gas cooker and Hotpoint fridge, Ceramic floor and pine door to:

Conservatory: With windows to side, Polycarbonate roof, French doors to rear and pine door to:

WC: With white low level wc, window to rear.

First Floor Landing: Access to loft, Smoke and CO monitors, over stairs cupboard housing Valliant gas fired boiler supplying hot water and central heating, lagged hot water tank with immersion heater, pine doors to:

Bedroom 1: Attractive Victorian cast iron fireplace, twin alcove wardrobes with hanging rail and shelves, sealed unit double glazed sash window to front, radiator.

Bedroom 2: Sealed unit double glazed window to rear, radiator.

Bathroom: Fitted with a white suite comprising low level flushing WC, pedestal wash hand basin, panelled bath, large shower cubicle with thermostatic shower and glass screen with folding door. New vinyl flooring, radiator and sealed unit double glazed window to side

Outside: The front garden is laid to shingle and enclosed by low brick wall. Quarry tiled path leads to the front door. There is a good sized mature lawned rear garden with paved areas and stepping stone path. Brick built storage shed. The garden is enclosed by close board fencing with pedestrian right of way access to the road.

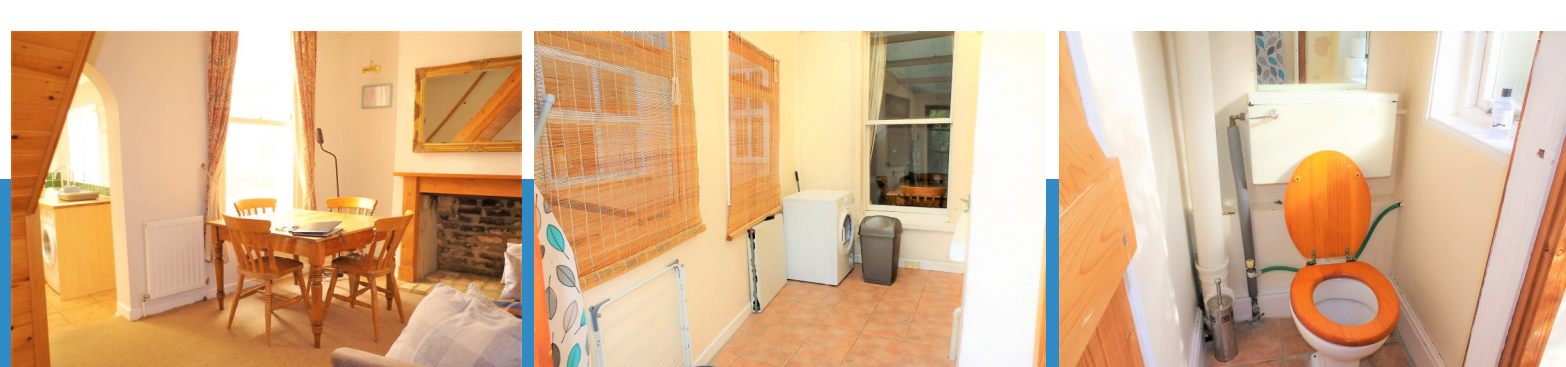
Agent's Notes

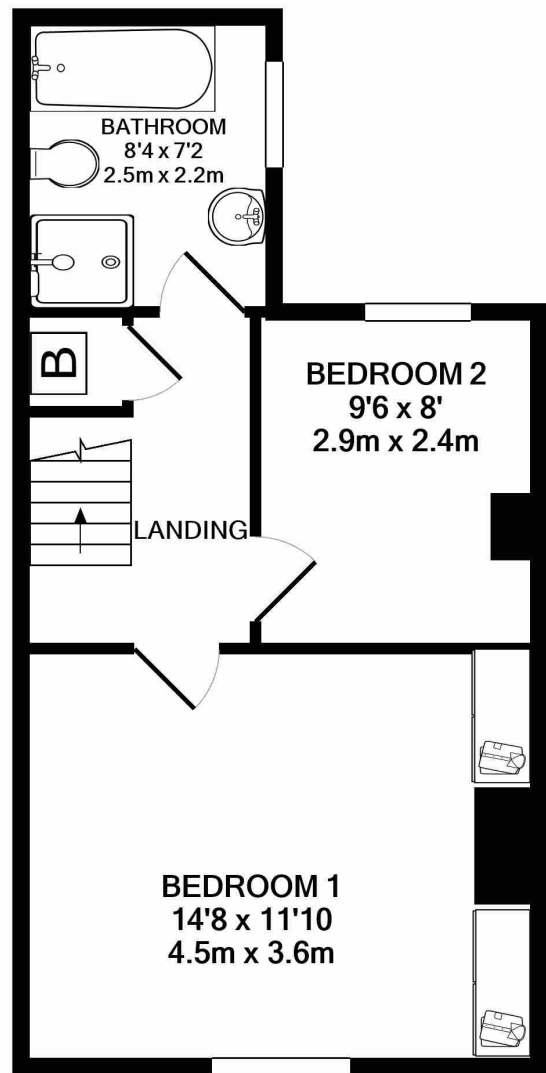
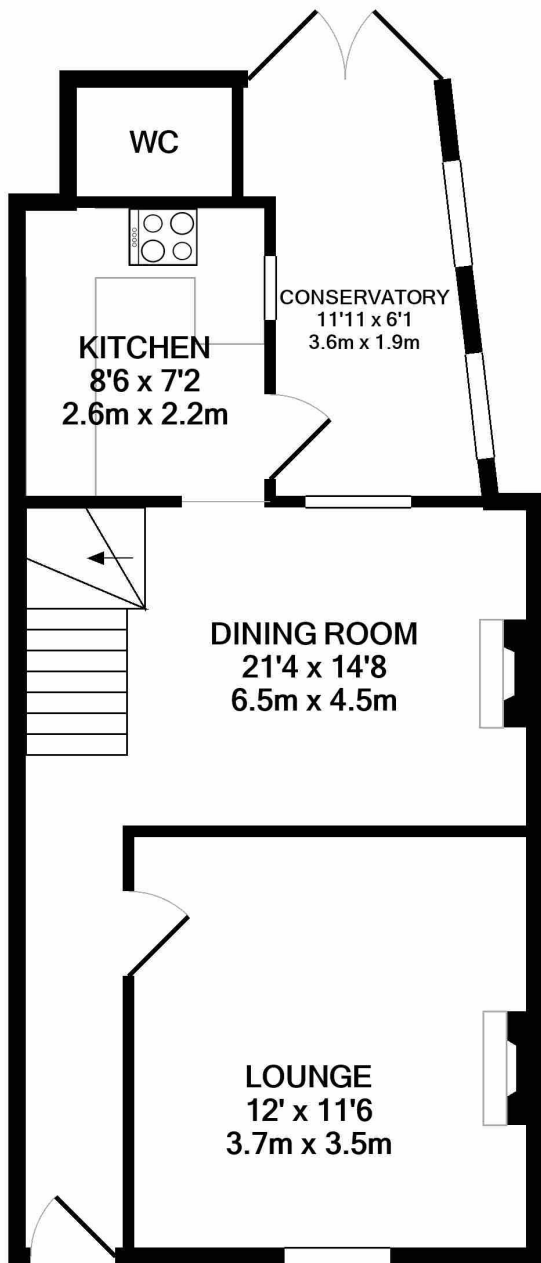
We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

Council Tax: Band D Cambridge City Council

Broadband availability: Maximum available speeds
Standard 15Mbps
Superfast 107Mbps
Ultrafast 1000Mbps
Networks available Openreach, Virgin, City Fibre
Information obtained from Ofcom.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



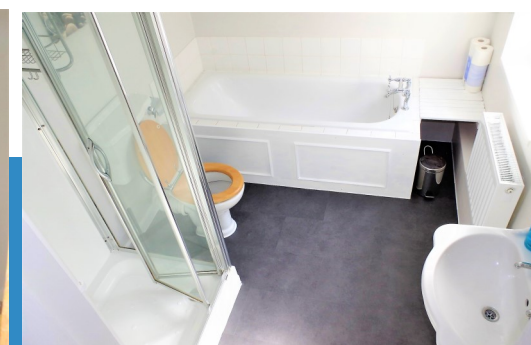
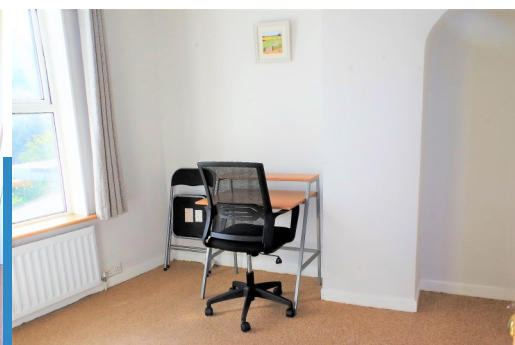


1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

