



Room 4

Kelvin Close | | Cambridge | CB1 8DN

£895 Per Month

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This fully furnished top floor, double bedroom is available in a four-person professional house share, located just off Cherry Hinton Road. The property offers excellent access to Addenbrooke's Hospital, Cambridge Train Station, and the city centre, making it ideal for working professionals.

- 109sqm / 1173sqft
- EPC - D / 67
- Gas central heating
- Enclosed garden
- 4 bed, 2 bath, 1 recep
- Council tax band - D
- Driveway and on road parking
- Available September 2026

This four-bedroomed house provides high-quality accommodation for four working professionals.

The top floor has a spacious bedroom and shower room. There is a large kitchen and dining room with an adjoining utility space and UPVC doors opening onto the rear enclosed garden. The kitchen is equipped with a sofa, dining table and chairs, washing machine, dishwasher, large freestanding fridge freezer, as well as ample cupboard and worktop space.

All rooms are for single occupancy, are individually locking, and come with study desks, wardrobes, chest of drawers, and a mirror. Bills are additional to the rent, charged at around





£120pcm currently. Additional usage over £120pcm is the liability of the tenants to reimburse the landlord. Any overpayments are usually reimbursed.

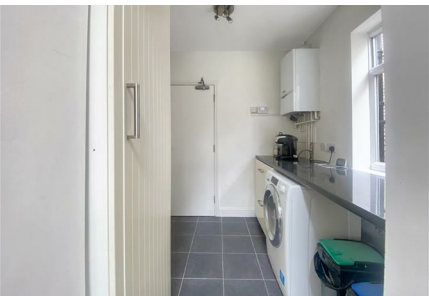
Communal cleaning and gardening included on an ad-hoc basis.

There is a driveway and on-road parking at the front of the house. At the end of the road, only a short walk away, is Cherry Hinton Road, which is a 20-minute walk to Cambridge train station. There is also an accessible bus service to other parts of the city.

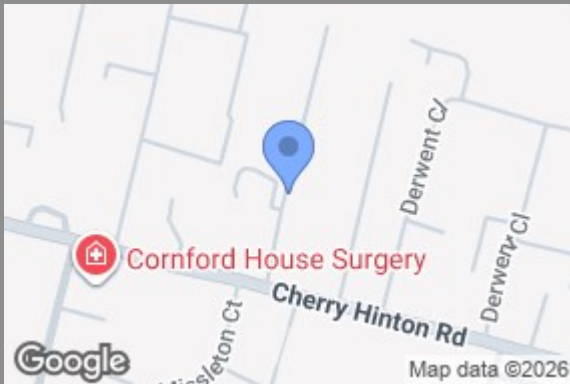
Bedroom 4 – Available 14 September 2026

A large double room with double bed, bedside table, chest of drawers, wardrobe, and mirror. A desk and armchair are also available.

Please refer to the 'Tenant Guide' brochure for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee, and payments due before the start of the tenancy.



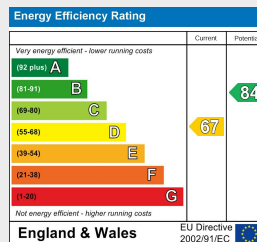
Kelvin Close is located just off Cherry Hinton Road. It is exceptionally well located for access into the Addenbrooke's campus and associated developments. There is also excellent access to Cambridge railway station, less than a 10 minute drive or cycle ride away. There are various amenities nearby including a grocery store, petrol station, doctor's surgery, chemist, newsagents and Balzano's deli. The property is just 2 miles from the City Centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities. Good schooling is available at Queen Emma and Queen Edith primary schools with secondary provision at St Bedes, the latter Ofsted rated as outstanding. There is plenty more good schooling in the area including Netherhall School, Spinney, Homerton nursery and Cambridge International School.



Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Council Tax Band **D** EPC Rating **D**



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