

Radcliffe & Rust
Residential sales & lettings

**16 Howard Close, Cambridge CB5 8QU**
**£1,350 Per Month**

Radcliffe & Rust
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Howard Close is a quiet residential cul-de-sac situated just off Newmarket Road, to the east of Cambridge city centre. The location offers an excellent balance of peaceful residential living and convenient access to the city's extensive amenities, employment centres and transport connections.
Everyday essentials are well catered for, with nearby convenience stores, a Tesco Superstore, retail parks, supermarkets and a selection of local shops and takeaways. The nearby Abbey Leisure Complex also provides a range of recreational and fitness facilities. For those who enjoy the outdoors, Ditton Meadows and Stourbridge Common offer beautiful open green spaces, riverside walks and cycling routes along the River Cam. The neighbouring village of Fen Ditton is also within easy reach, with popular riverside pubs and attractive countryside surroundings. Cambridge city centre is readily accessible by bicycle, car or public transport, offering an excellent selection of restaurants, cafés, shops and cultural attractions. Cambridge North railway station provides convenient connections towards London and Ely, while the nearby A14 offers excellent road links to the wider region. The location is particularly convenient for those working at Cambridge Science Park, Cambridge Business Park and other major employment centres.

Situated within an established residential area of Cambridge, this well-presented two-bedroom ground-floor maisonette offers comfortable and versatile accommodation, complemented by a conservatory, an enclosed private rear garden and an off-street parking space. Having recently been redecorated throughout, with brand-new carpets fitted in both bedrooms, the property provides a fresh and neutral interior, making it an ideal home for those looking to move straight in.

The property is approached via a pathway leading to its private front entrance, which opens into a central hallway providing access to all the principal rooms. The accommodation is arranged entirely on the ground floor, offering a practical and convenient layout.

The living and dining room is a particularly inviting space, featuring attractive natural wood flooring, freshly painted white walls and a decorative fireplace with a white surround and contrasting grey hearth. There is ample room for both comfortable seating and a dining table, while large sliding glazed doors allow natural light to fill the room and provide direct access to the conservatory.

Positioned to the rear of the property, the kitchen is fitted with a range of white wall and base units, complemented by wood-effect worktops and glossy white metro-style tiled splashbacks. Appliances include an electric oven, electric hob with extractor hood above, dishwasher and a freestanding fridge freezer. Dark grey floor tiles provide a practical finish, while a window overlooking the rear garden brings natural light into the space.

The conservatory provides a wonderful additional reception area, ideal for relaxing, reading or enjoying views of the garden throughout the year. Featuring exposed red brickwork, cream-coloured floor tiles and extensive glazing, this versatile space enjoys a pleasant outlook over the greenery, with sliding doors opening directly onto the rear patio.

Both bedrooms are positioned towards the front of the property and have benefited from the recent redecoration, including the installation of brand-new grey carpets. Bedroom one is a generously proportioned double room, finished with fresh white walls and neutral curtains. Bedroom two is another well-proportioned room, similarly decorated with white walls, making it suitable as a second bedroom, guest room or home office.

The bathroom is fitted with a white suite comprising a panelled bath with an overhead rainfall-style shower and glass screen, a WC and a washbasin set within a white vanity unit. Neutral cream wall tiles are complemented by a decorative mosaic border, while a chrome heated towel rail completes the room. There is also a useful built-in cupboard which discreetly houses the property's gas-fired combination boiler and washer dryer, keeping both conveniently tucked away.

Outside, the property benefits from its own enclosed rear garden, offering a lovely combination of paved patio, lawn and established planting. Mature trees and shrubs create an attractive green backdrop, while a timber shed at the far end provides useful additional storage. The patio offers space for outdoor seating and entertaining during the warmer months.

The property also benefits from an off-street parking space, gas central heating and connections for both Virgin Media and CityFibre broadband, subject to the tenant arranging their own service agreements.

In summary, 16 Howard Close is a well-presented ground-floor maisonette offering two bedrooms, freshly redecorated accommodation with brand-new bedroom carpets, a conservatory, private rear garden and off-street parking, all within a convenient Cambridge location.

The property is offered unfurnished and is available for immediate occupancy. Please call or email us now to arrange your viewing.

## Agent notes

Deposit £1,557
Council tax band B
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



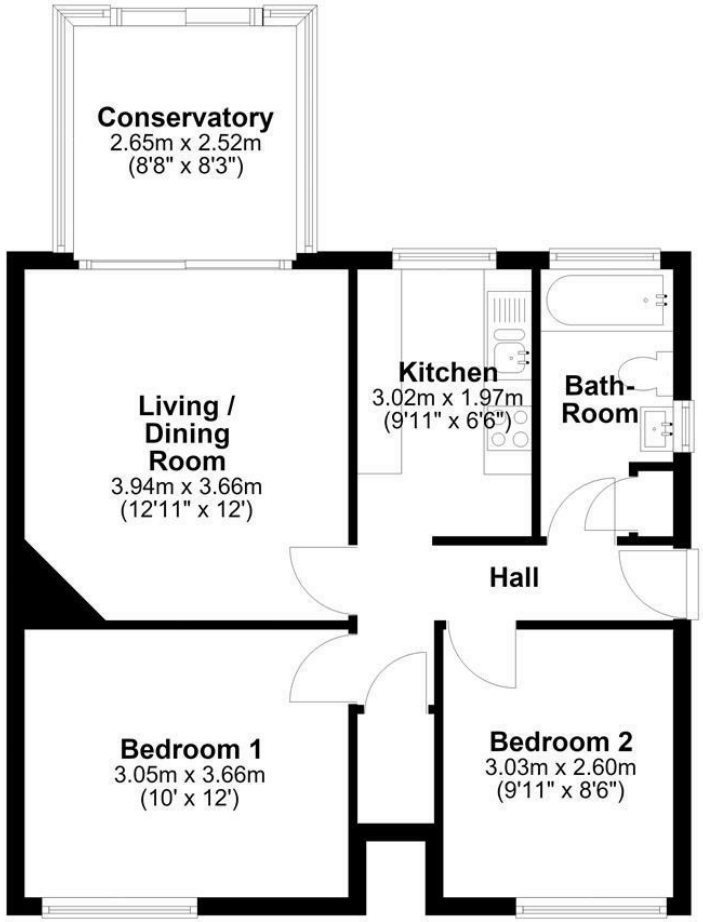






# Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)




Total area: approx. 58.0 sq. metres (624.4 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

