



Cheney Way, Cambridge, CB4 1UD

£2,000 pcm

Unfurnished

3 Bedrooms

Available from 10/07/2026

EPC rating: C

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Cheney Way, Cambridge CB4 1UD

A well presented three bedroom semi detached property, located in a very well suited area for Cambridge North Station and The Science Park. Offer unfurnished with and includes front and rear gardens, garage and off street parking.

- Three bedroom family home.
- Offered Unfurnished
- 5 Minute walk to Cambridge North
- Good location for the Science Park
- Ample off street parking & garage.
- Front and rear gardens.
- New carpeting throughout.
- EPC - C
- Council tax band D
- Deposit: £2307

Rent: £2,000 pcm

Viewing by appointment

Cheney Way is located in the highly sort after area of Chesterton, just north of the River Cam, found just of Fen Road in Turn of Chesterton High Street.

It's location is ideally suited to allow only a 5 minute walk to Cambridge North Station as well as being only a 10 Minute bike ride to Cambridge Science Park.

Public Transport in the form of local bus routes from the station allow great access to the City Center. Local amenities can also be found nearby on Chesterton high Street just over a 10 minute walk away.

This property benefits having a garage included as well as off street parking for 2 cars, front and rear gardens, and new carpets laid throughout.

Please Note this property is not suited for shares of 3 or more.

HALLWAY

5'8" x 12'9" (1.73 m x 3.89 m)
with stairs to first floor.

KITCHEN

10'6" x 10'4" (3.20 m x 3.14 m) with window to rear, newly fitted with excellent range of cream high gloss wall and base units, four ring gas hob with electric oven below and extractor hood over, stainless steel sink unit and drainer, integrated washing machine and fridge/freezer, cupboard

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

housing the gas boiler, breakfast bar area, door to open side lobby, door to

OPEN PLAN LIVING/DINING AREA

13'6" x 22'8" (4.11 m x 6.91 m)

Living areas with window to front, radiator, stone fire surround with tiled hearth and gas fire (not for use - decorative only). Dining area with upvc double glazed sliding doors to rear garden, radiator, opening onto

FIRST FLOOR

LANDING

3'1" x 8'6" (0.94 m x 2.60 m)

with built in shelved cupboard with radiator, window to side, doors to

BEDROOM 1

11'4" x 8'9" (3.45 m x 2.67 m)

with window to front, radiator.

BEDROOM 2

11'8" x 12'2" (3.55 m x 3.70 m)

with window to rear, radiator, sliding doors to built in wardrobe cupboard with hanging rail and shelving

BEDROOM 3

7'9" x 8'8" (2.35 m x 2.65 m)

with window to front, radiator.

SHOWER ROOM

8'0" x 4'10" (2.45 m x 1.48 m)

contemporary shower room with window to rear, large shower cubicle with Triton shower, vanity wash handbasin, radiator, fully tiled walls, extractor fan, polished porcelain floor.

EXTERNAL

Driveway parking for two vehicles leading to a brick garage, irregular shaped but widening to 15' x 15'6" max, pedestrian door to side. Mainly lawned front garden with flower and shrub borders, gate leading down the side of the property and onto the rear garden with paved patio area adjacent to the rear of the property leading onto a lawned garden with flower and shrub borders 60ft approx. Further paved seating area to the rear (catching the afternoon sunshine).

Council Tax Band:

Holding Deposit: £461

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5434572

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of re-aistration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.