



Birdwood Road, Cambridge, CB1 3TE

£1,750 pcm

Furnished

3 Bedrooms

Available from 21/02/2026

EPC rating: D

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Birdwood Road, Cambridge CB1 3TE

A well presented semi detached house with good size rooms in popular south city location.

- 23' Sitting/dining room
- Kitchen with white goods included
- 3 Bedrooms
- Shower room and wc
- Double glazing
- Gas central heating
- Enclosed garden
- Outside stores and w.c
- Off road parking space
- EPC: D
- Deposit: £2019

Birdwood Road is situated in a very popular part of Cambridge. It links Perne Road with Walpole Road with 2 miles south of the city centre. There are plenty of local amenities and facilities including shops, schools and bus routes and the railway station, Addenbrookes Hospital and the city centre are all readily accessible.

This three bedroom semi-detached house provides well arranged accommodation with good sized rooms. It has just been redecorated and new carpets fitted. The property is equipped with double glazing and gas central heating with new designer radiators, there is an enclosed, low maintenance, south facing rear garden and forecourt parking.

ENTRANCE HALL

with upvc entrance door, hardwood faced laminate flooring, cupboard under stairs, radiator and spotlights.

SITTING/DINING ROOM

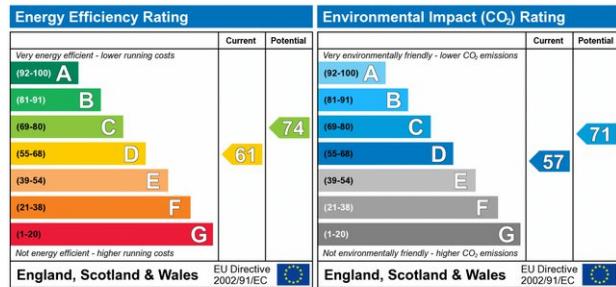
23'7" x 12'6" (7.20 m x 3.80 m)
with hardwood laminate flooring, fireplace with "coal" gas fire, two radiators, spotlights and centre light, glazed double doors to rear garden.

KITCHEN

10'2" x 9'6" (3.10 m x 2.90 m)
with stainless steel sink with cupboards and drawers below, work surfaces with cupboards and drawers under, Bosch washing machine, Bosch dishwasher, Bosch fridge/freezer, oven with gas hob, cooker hood, wall

Rent: £1,750 pcm

Viewing by appointment



cupboards, ceramic tiled floor, built in larder cupboard and half glazed door to

COVERED SIDE PASSAGE

off which there is a store about 8'3 x 5'9, store cupboard and a wc with radiator.

LANDING

with fitted cupboard.

FRONT BEDROOM 1

13'1" x 10'2" (4.00 m x 3.10 m)

with radiator and large new double wardrobe cupboard.

REAR BEDROOM 2

11'2" x 10'2" (3.40 m x 3.10 m)

with radiator and large new fitted wardrobe cupboard.

FRONT BEDROOM 3

8'2" x 8'2" (2.50 m x 2.50 m)

with radiator.

SHOWER ROOM

with shower cubicle with electric shower unit, handbasin with cupboard below, airing cupboard with hot water cylinder, radiator and vinyl flooring.

SEPARATE WC

with wc, radiator and fully tiled walls.

OUTSIDE

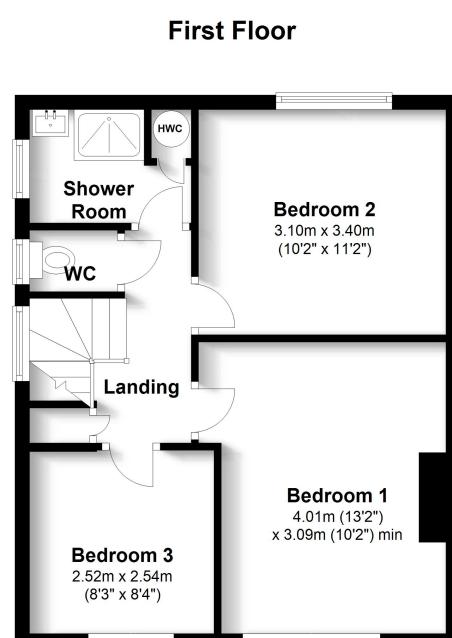
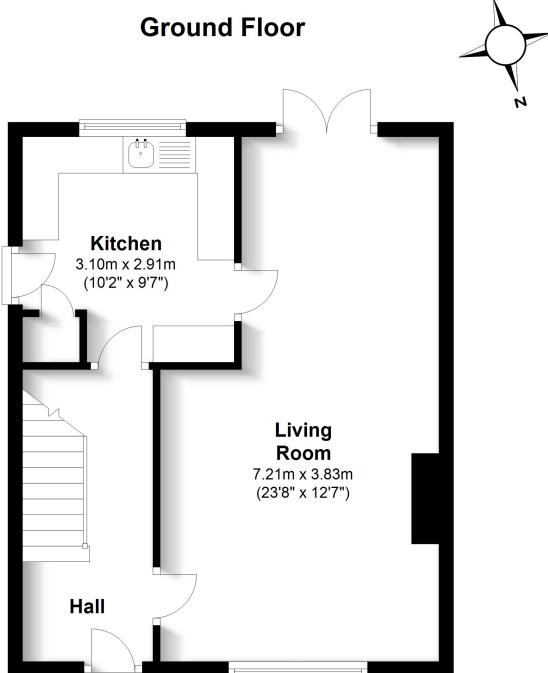
Front garden with forecourt parking. Enclosed south facing rear garden mostly paved about 46ft deep.

Council Tax Band: C

Holding Deposit: £403

Material Information:

https://sprint.com/dashboard/property-report/?access_report_id=4980117



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 registration 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.