



Frenchs Road, Cambridge, CB4 3JZ

CHEFFINS

Frenchs Road

Cambridge,
CB4 3JZ

A well presented 2 bedroom semi-detached house in a convenient North city location. The accommodation comprises living room, kitchen, lean-to, 2 double bedrooms, and bathroom. The property further benefits with enclosed rear garden. We regret no sharers. Unfurnished/Furnished. Available from 30/10/2026. EPC: D and Council Tax Band: C.

LOCATION

Frenchs road is located off Victoria Road on the north side of the city. Local amenities can be found on nearby Histon Road and Chesterton Road and the property offers easy access to the historic city centre (0.6 miles), Cambridge Science Park (1.9 miles), Cambridge railway station and CB1 Business District (2.0 miles) and A14 at Junction 32 (1.6 miles). Distances approximate.

2 1 1

£1,700 PCM





ENTRANCE HALL

stairs rising to first floor and door to:

LIVING ROOM

windows to the front aspect and open to:

KITCHEN

fitted with base and wall units, work tops, breakfast bar, sink with window to rear aspect above, appliances including oven with electric hob and extractor hood above, under counter fridge and slimline dishwasher and door to:

LEAN-TO

windows to side and rear aspects, appliances including fridge freezer, washing machine and tumble dryer and door to garden.

STAIRS/LANDING

doors to bedrooms and bathroom off

BEDROOM 1

built in wardrobe with fitted shelves and clothes rail, feature fireplace (not in use) and 2 window to front aspect.

BEDROOM 2

window to rear aspect.

BATHROOM

shower over bath with shower curtain, wc, wash basin with mirrored cabinet above, linen cupboard and window to rear aspect.

OUTSIDE

enclosed rear garden principally paved with borders.

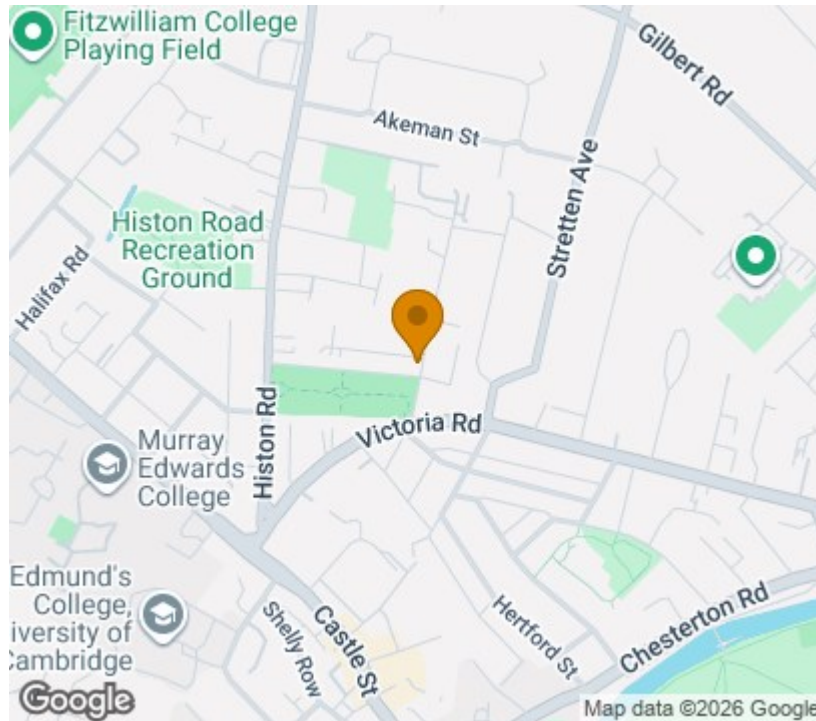
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £392

Deposit - £1961

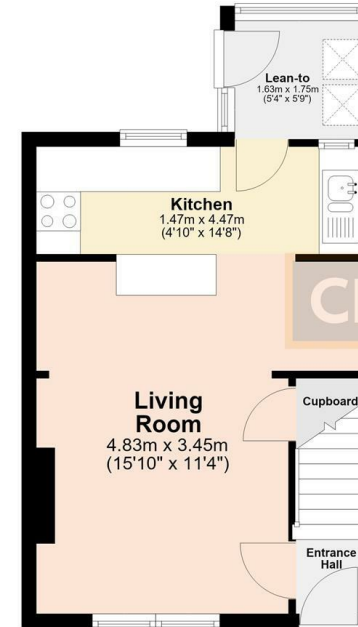




Energy Efficiency Rating	
Current	Potential
	88
	57
England & Wales	
EU Directive 2002/91/EC	

Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

