



North Street, Cambridge, CB4 3QN

£1,950 pcm

Unfurnished

2 Bedrooms

Available from 23/07/2026

EPC rating: C

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A stunning contemporary detached house situated in a tucked away location just off Histon Road in the Castle Hill area of the city. This stylish modern home offers accommodation arranged over two floors and features two double bedrooms, off street parking, open plan living/dining room and a garden to the rear.

- Detached two bedroom house
- Cul-de-sac location
- Offered Unfurnished
- Two double bedrooms
- Gardening included
- Gas central heating
- Off Street Parking
- Large landing/study area
- EPC: C
- Deposit: £2250

Rent: £1,950 pcm

Viewing by appointment

North street is a cul-de-sac location situated just off Histon road and offers easy access to the City Centre on foot or by bicycle. There are a wide range of local amenities along with excellent local public transport nearby. The A14 as is M11 are also easily accessible via Histon Road.

The property boasts 2 double bedrooms and is fitted to a very modern design, with gas central heating throughout and an open plan living/dining room. Off street parking is included to the front and garden to the rear which will be maintained by the landlord and is included in the rent.

Please note that the wood burner fitted in the living area is feature only and not in use. There are no plans to reinstate. Extra parking can be found on street but is permit only

Entrance Hall

Range of double glazed windows to front and side with inset glazed entrance door, stairs to the first floor, oak flooring, large under stairs storage cupboard, inset downlighters, radiator, glazed door to the living room.

Cloakroom

3'2" x 8'4" (0.96 m x 2.55 m)

Fully tiled to both the floor and walls, Wc, vanity wash basin with a mixer tap and storage under, radiator, double glazed window to the side, downlighter

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Living Room/Kitchen

20'2" x 16'0" (6.14 m x 4.88 m)

Impressive open plan room with oak flooring, wide set of double glazed windows with inset French doors to the garden, range of Velux roof windows, down lighters, two radiators, freestanding contemporary stove on a tiled plinth, open to the kitchen;

Kitchen area

Comprising a range of contemporary wall and base units with composite working surfaces with inset sink and mixer tap, electric hob and stainless steel splashback, fitted oven and cooker hood, tiling to both the floor and splashback, freestanding dishwasher and fridge/freezer and a range of downlighters.

Study area/Landing

7'2" x 9'1" (2.18 m x 2.76 m)

Velux roof window, radiator, cupboard containing a Worcester central heating boiler

Bedroom 1

10'11" x 10'6" (3.32 m x 3.19 m)

Double room with a vaulted ceiling, double glazed window to the front and a complementing trio of high level windows, radiator.

Bedroom 2

12'1" x 9'6" (3.69 m x 2.90 m)

A further double room also with a vaulted ceiling, additional high level windows and a radiator

Bathroom

7'11" x 7'4" (2.41 m x 2.24 m)

Fully tiled bathroom with a contemporary white suite comprising a wc, wash basin with mixer and fitted wall mirror, panelled bath with fitted shower screen, wall mounted drenching shower head and controls, Velux roof window

Outside

The front of the property offers gravelled parking which is partly covered and features panelled fencing, covered and gated side passageway and cycle rack.

The rear garden measures 26x22 and is enclosed with timber fencing and features an artificial lawned area surrounded with gravelled pathways. The paved patio area is ideal for relaxing or summer barbecues

Council Tax Band: D

Holding Deposit: £450

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5477132

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.