

Tamarin Gardens, Cambridge, CB1 9GQ

CHEFFINS

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3 1 1

£1,750 PCM

A 3 bedroom end terrace house located in Cherry Hinton. The accommodation comprises entrance hall, living room, kitchen/dining room, 2 double bedrooms, study/bedroom 3 and bathroom. The property further benefits with front and rear gardens and allocated carport. We regret no sharers. Unfurnished. Available from 15/01/2027. EPC: D and Council Tax Band: C.



LOCATION

The property is situated in a quiet cul-de-sac in a popular residential area forming part of Cherry Hinton approximately 3.0 miles south-east of Cambridge's historic city centre. Cherry Hinton is well served with a wide range of local amenities including supermarket and is convenient for access to the A14 and A11. Addenbrooke's Hospital lies approximately 2.0 miles distant and Cambridge train station approximately 2.7 miles distant.







ENTRANCE LOBBY
door to:

LIVING ROOM
stairs rising to first floor, window to front aspect and door to:

KITCHEN/DINING ROOM
kitchen area fitted with base and wall units, works tops with breakfast bar, sink, oven, ceramic hob with extractor above, fridge freezer, washing machine and rear door to garden. Dining area with window to rear aspect.

STAIRS/LANDING
the bedrooms and bathroom are accessed off the landing.

BEDROOM 1
built in double wardrobes with mirrored doors and window to front aspect.

BEDROOM 2
window to rear aspect.

STUDY/BEDROOM 3
built in cupboard with clothes rail and window to rear aspect.

BATHROOM
shower over bath, wc, wash basin with mirror above and window to front aspect.

GARDEN
enclosed rear garden predominantly laid to lawn with patio, mature hedges, side gate and shed.

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

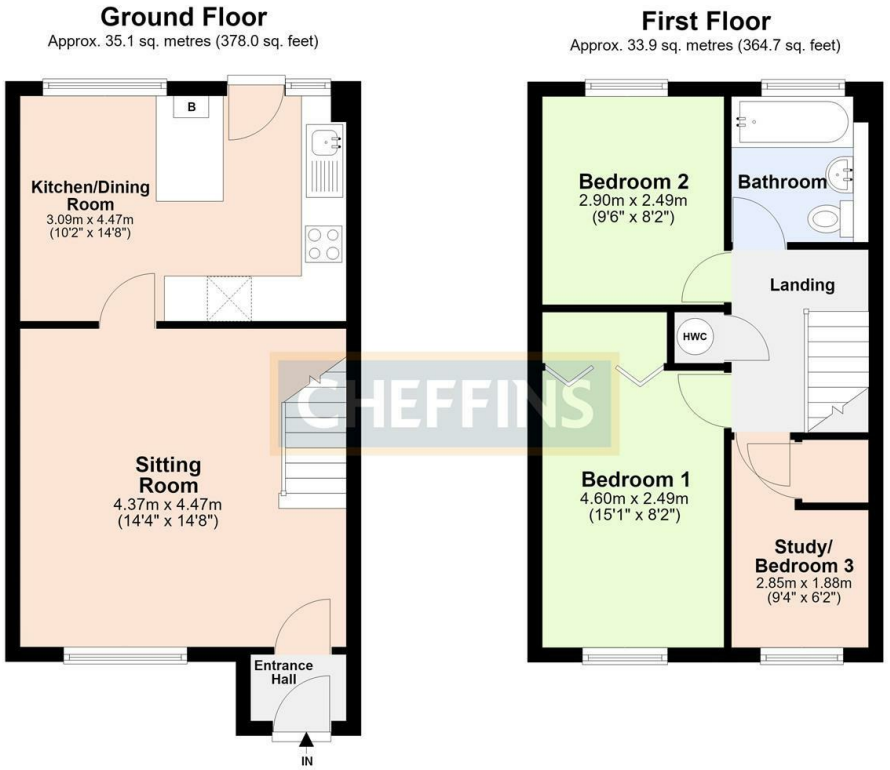
Holding Deposit - £403
Deposit - £2019



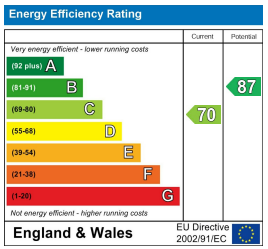








Total area: approx. 69.0 sq. metres (742.7 sq. feet)



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 I 01223 271916 I 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.