



A stunning terrace house on a quiet terrace on the South side of the city. The landlord has recently finished renovating the property and it now benefits from recently fitted kitchen and bathroom as well as being fully redecorated and new flooring throughout. Available for occupancy 28th October 2023 and only a few moments from Addenbrooke's hospital. Internal accommodation comprising of entrance hall, living room and kitchen/breakfast room on the ground floor. On the first floor you will find three bedrooms and the main bathroom. Outside the property benefits from an enclosed rear garden and an en-bloc garage.

Ground floor

Entrance hall

With door to front aspect, radiator and smoke detector. Internal door leading to:

Living room

12'4" x 12'4" (3.76 x 3.76)

With window to front aspect, television point, telephone point, radiator, electric fireplace, understairs storage cupboard

Kitchen/Dining room

15'2" x 10'8" (4.62 x 3.25)

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric induction hob with cookerhood over, dishwasher, washing machine, fridge/freezer, gas fired combination boiler, dining area, two windows and a door to rear aspect leading to garden.

First floor

Landing

With stairs rising from entrance hall, storage cupboard, smoke detector and access to loft.

Bedroom one

11'4" x 9'6" (3.45 x 2.90)

With window to front aspect, telephone point and radiator.

Bedroom two

12'0" x 8'10" (3.66 x 2.69)

With window to rear aspect and radiator.

Bedroom three

8'10" x 5'7" (2.69 x 1.70)

With window to front aspect, storage cupboard and radiator.

Bathroom

6'4" x 6'1" (1.93 x 1.85)

Part tiled suite comprising of bath and mixer tap and shower over, low level W.C. Wash hand basin, radiator and obscured window to rear aspect.

Outside

To the rear of the property there is an enclosed rear garden with timber fencing and gated rear access. Mainly laid to lawn with planted borders. To the front of the property there is a small area laid to lawn and pathway leading to the front door. There is also the added benefit of an en-bloc garage to the side of the property.

Agent notes

Council tax: Band D = £1,567. Non smokers only please. Sorry no pets. Deposit £1,950.

Fees

Deposit £1,903

Initial 12 month agreement

Available from the 28th October 2023

Council tax band D: Approx £1,928 per annum

Sorry no pets, non-smokers only please

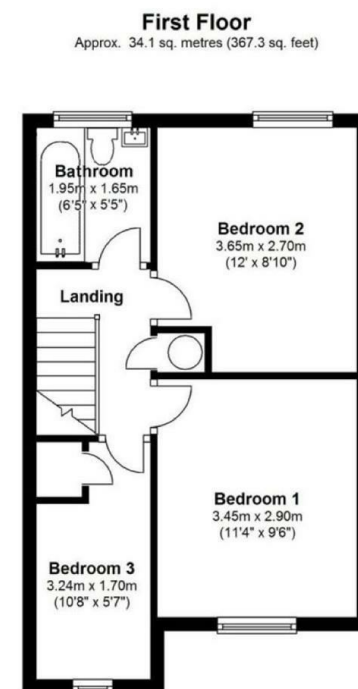
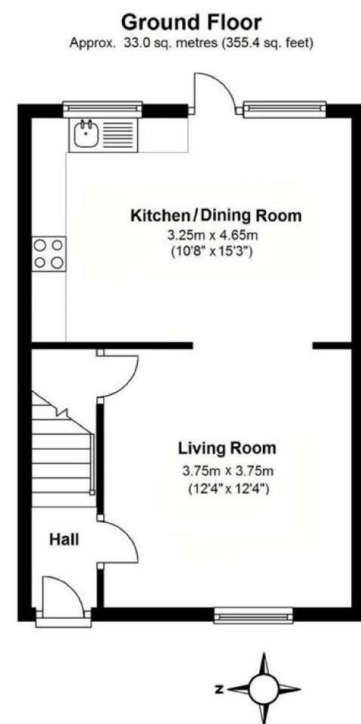
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





Total area: approx. 67.1 sq. metres (722.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

