



**Radcliffe & Rust**  
Residential sales & lettings

**15 Shelly Row, Cambridge CB3 0BP**  
**£1,500 PCM**

Situated in a highly sought-after central Cambridge location, this property enjoys an enviable position within easy walking distance of the historic city centre, The Backs and a wide range of University colleges and departments. The area offers an exceptional blend of convenience and character, with picturesque green spaces, riverside walks and iconic architecture all close by.

Cambridge city centre provides an extensive selection of shops, cafés, restaurants and cultural attractions, while nearby Newnham offers a more village-like atmosphere with local amenities including a bakery, grocers and independent shops. The location is particularly well suited to professionals and academics, with many of the University's key sites, departments and colleges just a short walk or cycle away.

For commuters, Cambridge Railway Station is within easy reach, offering regular services to London and beyond, while the surrounding road network provides access to the M11 and A14. Overall, the property benefits from a prime central setting, perfectly suited to those seeking a convenient and well-connected Cambridge lifestyle.



This characterful two-bedroom end-of-terrace cottage offers well-proportioned accommodation arranged over two floors, combining period charm with practical living spaces.

The property is accessed via a distinctive curved frontage, which immediately sets it apart and adds to its unique appeal. Upon entering, you are welcomed into a spacious open-plan sitting and dining room. This is a particularly impressive room, offering excellent versatility with clearly defined areas for both relaxing and dining, enhanced by natural light from dual aspects and attractive wooden flooring.

To the rear of the property is a separate kitchen, fitted with a range of base and wall units, ample worktop space, and direct access to the garden. The layout is practical and well-suited to everyday use, with a pleasant outlook to the rear.

Upstairs, the property comprises two generous double bedrooms, both offering good proportions and natural light. The accommodation is completed by a shower room with WC, arranged to maximise space and functionality.

Externally, the property benefits from a private rear garden, mainly laid to patio with mature planting, providing a pleasant outdoor space for seating and entertaining.

Overall, this is a charming and well-located home, ideally suited to a professional couple or individual seeking a character property in one of Cambridge's most desirable areas.

### Agent notes

Deposit: £1,730.00

Council tax band: D

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.







