



Perne Avenue

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An unfurnished three bedroom semi detached home, in a highly sought after area of Cambridge. Close to local amenities such as a convenience store, Addenbrookes Hospital and within easy reach of the city centre.

£2,000 pcm

Perne Avenue, Cambridge,
CB1 3SA



A three bedroom, well proportioned semi-detached family home, with driveway parking, garage and enclosed garden located in a residential area, just off Mowbray Road. The property is well located for Addenbrookes Hospital and the city centre and is within walking distance to more local amenities, including convenience store.

The property is approached via front garden, which has been paved for easy maintenance. To the left is the remainder of the driveway, providing ample space for parking multiple cars. As you enter the property there is a welcoming hallway and downstairs WC. Through the hall is the lounge and connecting dining room, offering an ideal open plan layout. The bricked feature fireplace and large bay window to the front are wonderful features. A single UPVC door gives access to the garden.



The kitchen is a galley style and was fitted in 2023. There is a range of wall and base units for storage and contrasting laminate wood effect worktop over. Appliances include, free standing fridge freezer, washing machine and cooker, with four ring gas hob with extractor over.

Stairs rise to the first floor. Bedroom one and two are both good size doubles. The principal bedroom is fitted with integrated storage on either side and features a large bay window, allowing lots of light. Bedroom three is most ideal for a young child, or as office space.

The main bathroom completes the first floor accommodation, also refitted in 2023. It features modern white three piece suite, comprising of WC, sink and panelled bath with shower over. There is a large storage cupboard housing the boiler.





78sqm / 839sqft

3 bed, 1 bath, 2 recep

EPC - D / 64

Council tax band - D

Gas central heating

Driveway parking

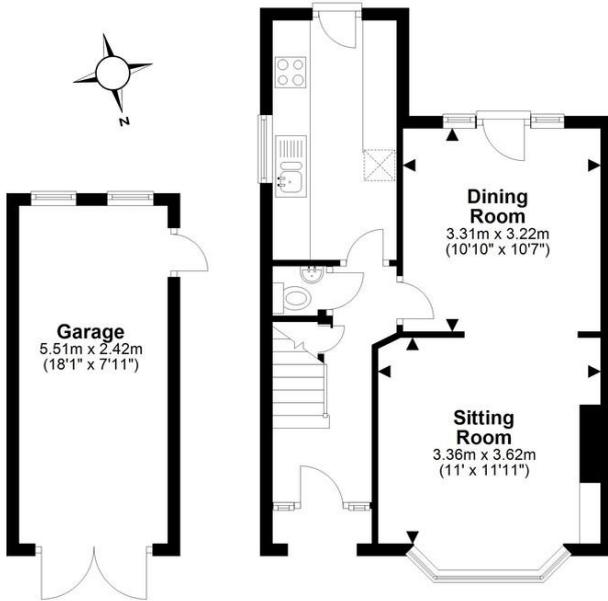
Large garden

Available January 2026



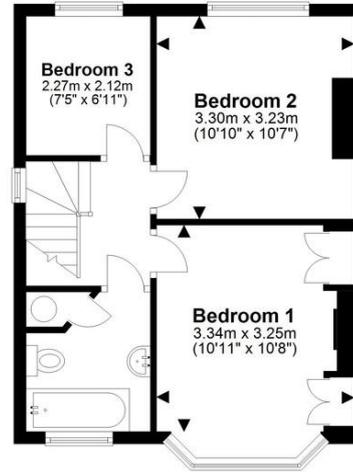
Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



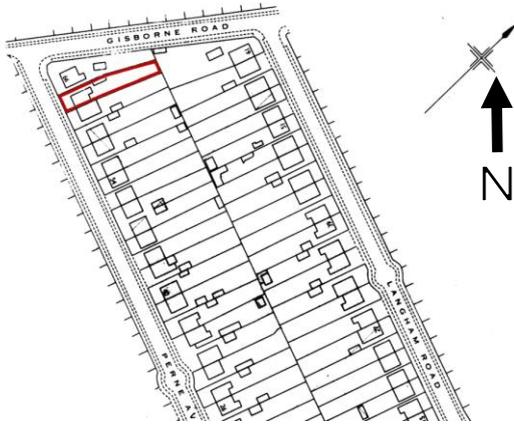
First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Perne Avenue is a highly regarded residential location set just off Perne Road. The area is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the City Centre. The green spaces of Coldham's Common, Coleridge recreation and Cherry Hinton Hall Park offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents and Balzano's deli. Schooling is available at the highly regarded Ridgefield Primary School with secondary provision at Coleridge Community College, less than 5 minute's walk from the property. The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space and parking that often come with being right in the very centre.

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