



Derwent Close | | Cambridge | CB1 8DY

£2,600 Per Month

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& CO

Derwent Close |
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£2,600 Per Month

A modern and spacious family home with five bedrooms, off-street parking and within easy reach of Addenbrookes, the train station and City Centre.

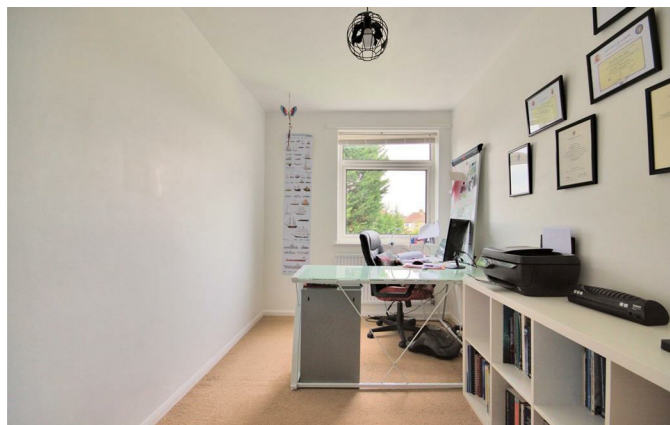
- 169 sqm / 1818 sqft
- Council tax band - D
- Gas central heating
- Part furnished
- 5 bed, 2 recep, 2 bath
- EPC - C / 72
- Off road parking
- Available September 2026

Derwent Close is situated just off Cherry Hinton Road, incredibly convenient for access to both Addenbrookes and Cambridge train station.

This property is spacious and well-proportioned over three floors. On the ground floor is a modern kitchen / diner fitted with white goods; a free-standing fridge / freezer, integrated dishwasher, washing machine, gas hob and oven. There is a side door opening to a covered pathway leading to the garden, a gate at the front makes this a secure and convenient place for bicycles. On the other side of the room is a WC and storage cupboard. There are further storage cupboards in the entrance hall.

At the back of the property is a large living room, this has wooden flooring and patio doors opening out on to the garden. In this room the sofa, dining table and dining chairs will all stay.

There are three bedrooms on the first floor, two generous double rooms





and a third bedroom currently used as a home office. Also worth noting is the spacious landing providing a comfortable place to work too. The family bathroom comprises a stand-alone shower, bath, WC and basin. A double bed, large wardrobe, a day bed and office furniture will remain.

On the second floor are a further two double bedrooms, both with wooden floors, one has an ensuite with shower, WC and basin, built in wardrobes and a bed provided.

The whole house benefits from a lot of natural light. There is one off-street parking space and additional parking on the road. The rear garden is low maintenance and has two storage boxes.

Available from 22nd September 2026, part furnished, to a professional family.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by:

Octopus energy

Find my supplier suggest the gas is currently supplied by: Octopus energy

Ofcom suggests the maximum broadband speed is: 5500mbps

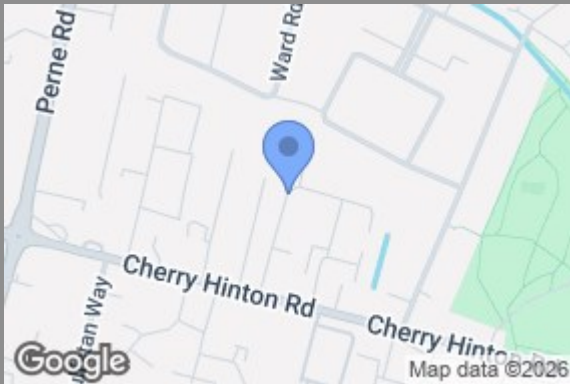
Gov.uk suggests the property has not flooded, in the last 5 years.

Derwent Close is located just off Cherry Hinton Road. It is exceptionally well located for access into the Addenbrooke's campus and associated developments.

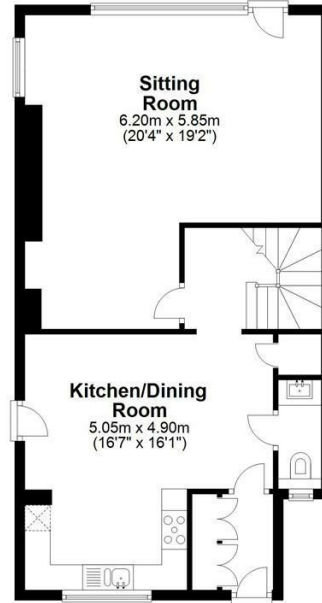
There is also excellent access to Cambridge railway station, less than a 10 minute drive or cycle ride away. There are various amenity's nearby including a grocery store, petrol station, doctor's surgery, chemist, newsagents and Balzano's deli.

The property is just 2 miles from the City Centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities. Good schooling is available at Queen Emma and Queen Edith primary schools with secondary provision at St Bedes, the latter Ofsted rated as outstanding.

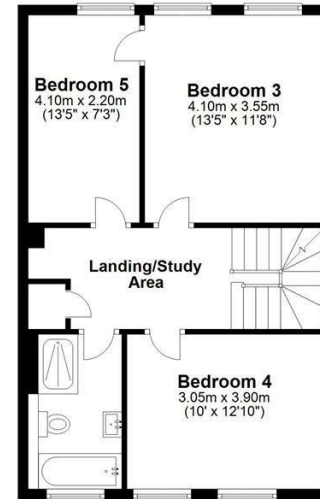
There is plenty more good schooling in the area including Netherhall School, Spinney, Homerton nursery and Cambridge International School.



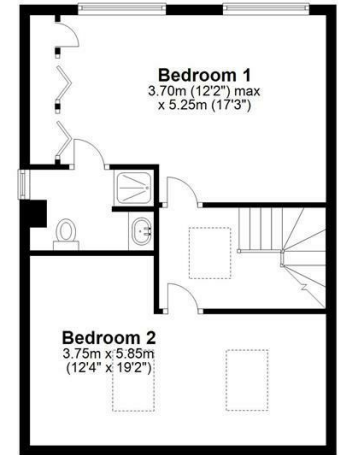
Ground Floor
Approx. 64.5 sq. metres (694.1 sq. feet)



First Floor
Approx. 54.7 sq. metres (588.9 sq. feet)



Second Floor
Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 168.9 sq. metres (1818.1 sq. feet)

Drawings are for guidance only. www.beechenenergy.co.uk
Plan produced using PlanUp.

Council Tax Band **D** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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