



Cherry Hinton Road, Cambridge, CB1 7BX



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Cambridge,
CB1 7BX

- Available from 15/06/2026
- Furnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden
- No Parking

A spacious 4 bedroom apartment available to a group of up to 4 sharers, in a convenient south city location. The accommodation comprises entrance hall, kitchen/dining room, spacious landing, sitting room, 4 double bedrooms and 2 bathrooms. Further benefits include enclosed rear garden. No parking. Furnished. Available from 15/06/2026. EPC: C and Council Tax Band: C.

4 2 2

£2,400 PCM





LOCATION

Located within the Coleridge ward of Cambridge the property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.0 mile), Addenbrooke's (1.6 miles) and Cambridge city centre (1.8 miles). Distances approximate.



ENTRANCE HALL

with stairs rising to first floor with cupboard beneath and door to:

KITCHEN/DINING ROOM

fitted kitchen with base and wall units, work tops, sink with window to rear aspect above, oven, gas hob with extractor above, fridge freezer, slimline dishwasher, washer dryer and door to rear garden. Dining area with dining table and chairs.

STAIRS

to:

FIRST FLOOR LANDING

with window to rear aspect. The sitting room, bedrooms and bathrooms are accessed off the landing.

SITTING ROOM

with 2 windows to front aspect. Furniture to include 2 sofa's.

BEDROOM 1

with built in wardrobes and 2 windows to front aspect. Furniture to include double bed and desk with chair.

BEDROOM 2

with window to front aspect.

Furniture to include double bed, wardrobe and desk with chair.

BEDROOM 3

with window to side aspect. Furniture to include double bed, wardrobe and desk with chair.

BEDROOM 4

with built in wardrobes and window to rear aspect. Furniture includes double bed.

BATHROOM

with shower over bath, toilet, wash basin, heated towel rail and window to rear aspect.

SHOWER ROOM

with shower, toilet, wash basin with mirror above and heated towel rail.

OUTSIDE

enclosed rear garden principally laid to lawn with patio and garden shed. No parking.

LETTING AGENT NOTES

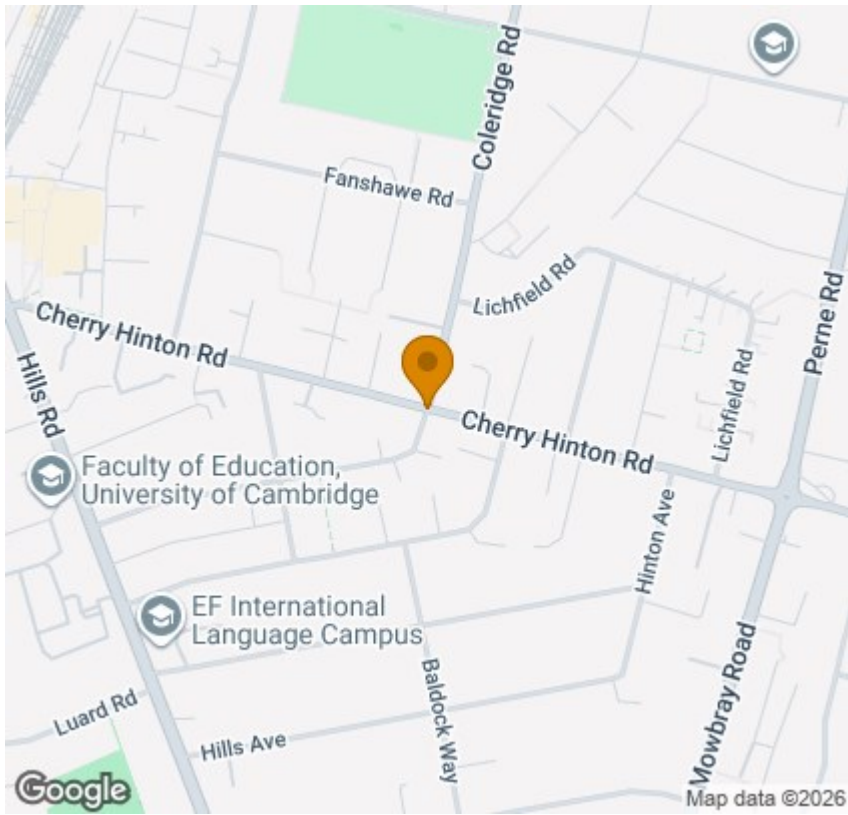
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £553

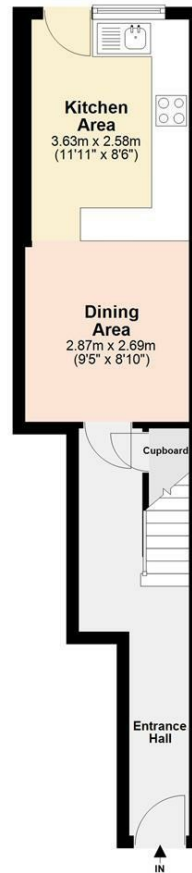
Deposit - £2769



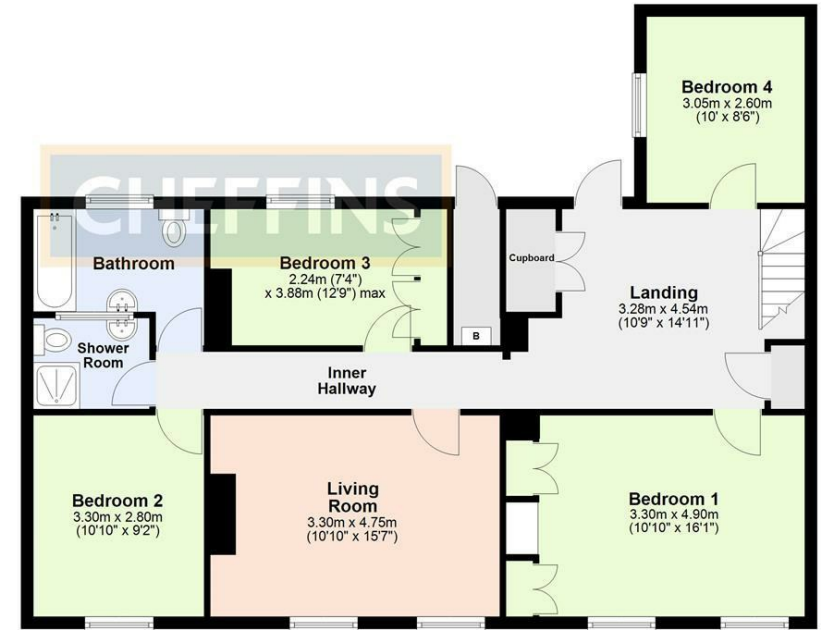




Ground Floor
Approx. 27.3 sq. metres (293.9 sq. feet)



First Floor
Approx. 92.7 sq. metres (998.2 sq. feet)



Total area: approx. 120.0 sq. metres (1292.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(125 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

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 | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.