



St. Bedes Gardens, Cambridge, CB1 3UF

**CHEFFINS**



## St. Bedes Gardens

Cambridge,  
CB1 3UF

A well presented 1 bedroom maisonette located on the south sound of the city close to local amenities and with easy access to Addenbrooke's and the city centre. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and shower room. Enclosed rear garden and allocated parking space. We regret no pets. Unfurnished. 1 allocated parking space. Available from 04/02/2026. EPC: C and Council Tax Band: B.

### LOCATION

St Bedes Gardens is located in the ward of Cherry Hinton. The property is well place for access to Addenbrookes (1.6 miles), Cambridge train station and CB1 Business District (1.6 miles), the city centre (2.1 miles) and the A14 and A11 (4.3 & 5.0 miles respectively). A range of local amenities can be found nearby and on Cherry Hinton High Street (0.5 miles) and a supermarket at Fulbourn (1.2 miles). Distances approximate.



**£1,200 PCM**





## ENTRANCE HALL

with coat hooks and door to:

## LIVING ROOM

with window to front aspect, electric fireplace and doors to rear hall and:

## KITCHEN

with base and wall units, work tops, sink, oven, gas hobs, fridge and washing machine. Door with access to garden.

## REAR HALLWAY

with built in storage cupboard, door to shower room and door to:

## BEDROOM

with window to rear aspect and wardrobe.

## SHOWER ROOM

with shower enclosure, toilet and wash basin.

## OUTSIDE

allocated parking space to the front and enclosed garden to the rear.

## LETTING AGENT NOTES

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

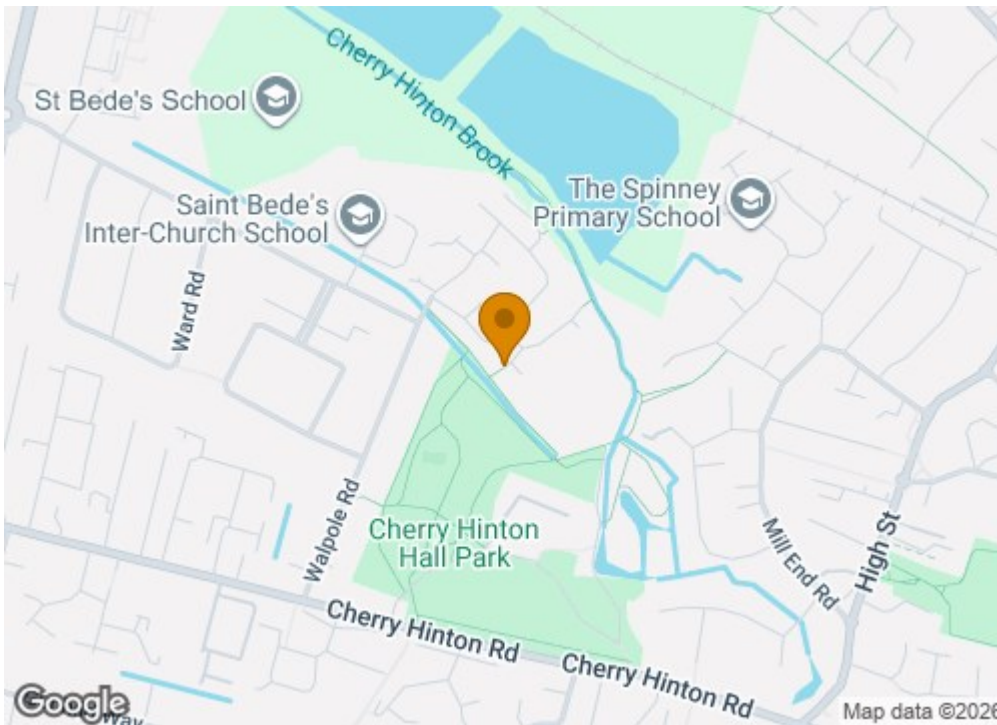
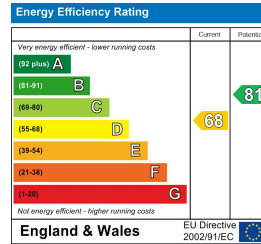
Term - Minimum 6 month tenancy

Holding Deposit - £276

Deposit - £1384

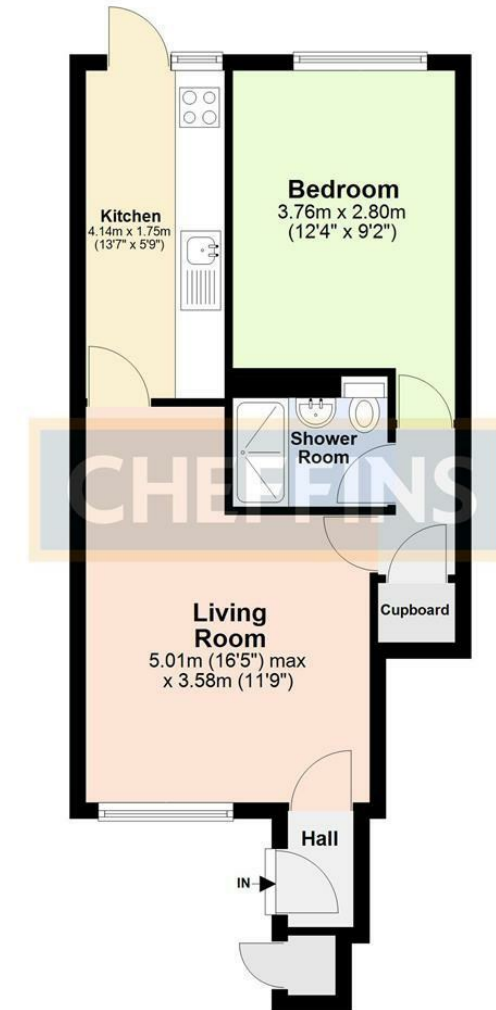






## Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 42.7 sq. metres (459.5 sq. feet)

### 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.

