

Argyle Street, Cambridge, CB1 3LR

CHEFFINS

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£1,650 PCM



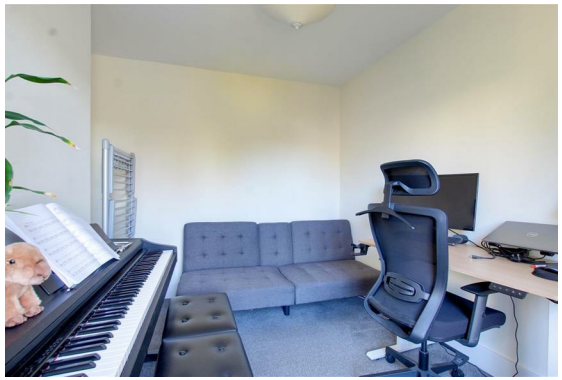
A well presented 2 bedroom mid terraced house in a sought after location off Mill Road. The accommodation comprises entrance hall, 2 reception rooms, kitchen, utility room, cloakroom, 2 double bedrooms and bathroom. Enclosed rear garden with patio and shed. Unfurnished. Available from 11/12/2026. EPC: C and Council Tax Band: C.

LOCATION

Located within the desirable Romsey ward of Cambridge the property is served by an excellent range of local amenities on nearby Mill Road. Further amenities can be found in Cambridge city centre (0.9 miles) and Cambridge Retail Park (1.2 miles). The location provides excellent access to Cambridge Trian Station and CB1 Business District (0.5 miles) and Addenbrooke's Hospital (1.8 miles). (Distances approximate).







ENTRANCE HALL
stairs rising to first floor, door to dining room and door to:

SITTING ROOM
feature fireplace (not in use), shelving to recess and double glazed window to front aspect.

DINING ROOM
shelving unit, storage cupboard, under stairs cupboard, double glazed window to rear aspect and door to:

KITCHEN
base and wall units, work tops, sink with windows to side aspect above, oven with electric hob and extractor above, microwave, fridge, freezer and door to:

UTILITY
work top with washing machine below, rear door to garden and door to:

CLOAKROOM
wc and window to rear aspect.

STAIRS/LANDING
storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1
2 built in wardrobes and 2 windows to front aspect.

BEDROOM 2
double glazed window to rear aspect.

BATHROOM
shower over bath, wc, wash basin, wall mirror, wall cabinet, boiler cupboard and double glazed window to rear aspect.

REAR GARDEN
enclosed rear garden with patio, small lawn, borders and shed.

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

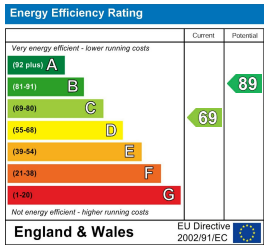
Holding Deposit - £380
Deposit - £1903













Total area: approx. 71.3 sq. metres (767.2 sq. feet)

Agents note:
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Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA I 01223 271916 I cheffins.co.uk

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.