



Hills Road, Cambridge, CB2 0QG

**CHEFFINS**

## Hills Road

Cambridge,  
CB2 0QG

A spacious 1 bedroom single storey dwelling forming part of a small residential development set back down a driveway off Hills Road. The accommodation comprises entrance hall, kitchen/dining room open to sitting room, 1 double bedroom and shower room. Off street parking and access to communal gardens. Unfurnished. Available from 02/04/2026. EPC: C and Council Tax Band: C.

### LOCATION

Set back down a driveway off Hills Road, close to the boundary of the Addenbrooke's Hospital campus in the Queen Edith's ward of Cambridge, the property enjoys an excellent location. It is particularly convenient for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus (approximately 0.3 miles). The property is also well placed for Cambridge railway station and the CB1 Business District (around 1.3 miles), as well as Cambridge City Centre (approximately 1.7 miles). A range of local amenities are available nearby. (All distances are approximate.)

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**£1,460 PCM**





## ENTRANCE HALL

door to shower room and opening to:

## KITCHEN/DINING ROOM

kitchen fitted with base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washing machine. Dining area with skylight and open to:

## SITTING ROOM

window to rear aspect and rear door to communal garden, furniture comprising sofa and coffee table (can be removed if not required) and door to:

## BEDROOM

fitted double wardrobe, window to rear aspect and furniture comprising double bed and bedside unit (can be removed if not required).

## SHOWER ROOM

walk-in shower, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect with obscured glass.

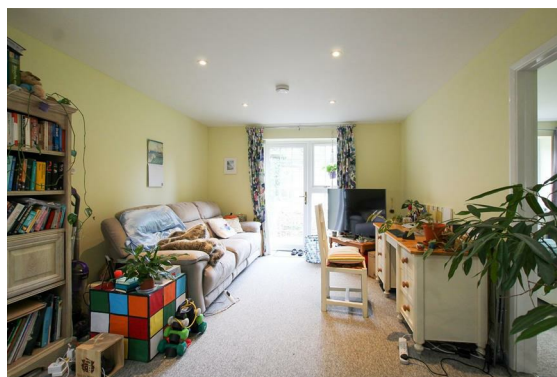
## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £336

Deposit - £1684

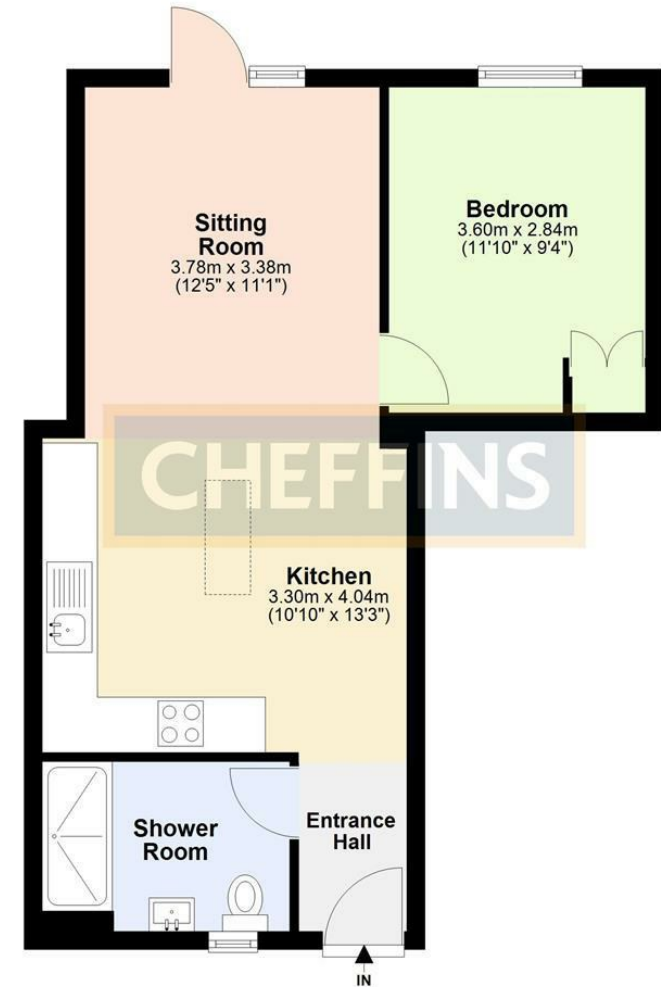




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 69        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 45.5 sq. metres (489.5 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.

