

Primary Court | | Cambridge | CB4 1NB

£1,275 Per Month

COOKE CURTIS & CO

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A very well presented, recently refurbished one bedroom end terrace house with private garden, located just off Chesterton High Street. Within walking distance to local amenities, including cafés, a bakery, small supermarket, pubs and a range of takeaways. From the property it is an easy drive or cycle to the city centre, the Science Park, the Retail Park, and to both of Cambridge's train stations.

- 36 sqm / 387 sqft
- EPC 70 / C
- Gas Central Heating
- Part Furnished
- 1 bed / 1 recep / 1 bath
- Council tax band - B
- Off street parking
- Available November 2026

A well presented one bedroom house, with private garden located in a small development just off the High Street, a few minutes walk from the River Cam.

There is a useful porch area, leading into the open plan living, dining and kitchen. A large understairs cupboard provides ample storage and space for the fridge/freezer. The kitchen also has a washing machine and integrated hob/oven. A breakfast bar completes the space, with bar stools included. The rear door leads out to the private, low maintenance garden.

On the first floor is the bathroom, which is fitted with a

















three-piece suite including a bath with shower over, basin and WC. There is also a double bedroom, which includes a bed and mattress, and lots of built in storage. The property has been freshly decorated throughout.

The garden is fully enclosed and has a side gate for access. There is off street parking in the shared off-street car park.

Available 30th November 2026.

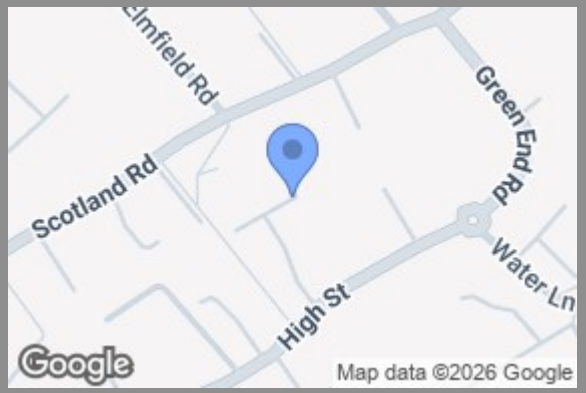
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

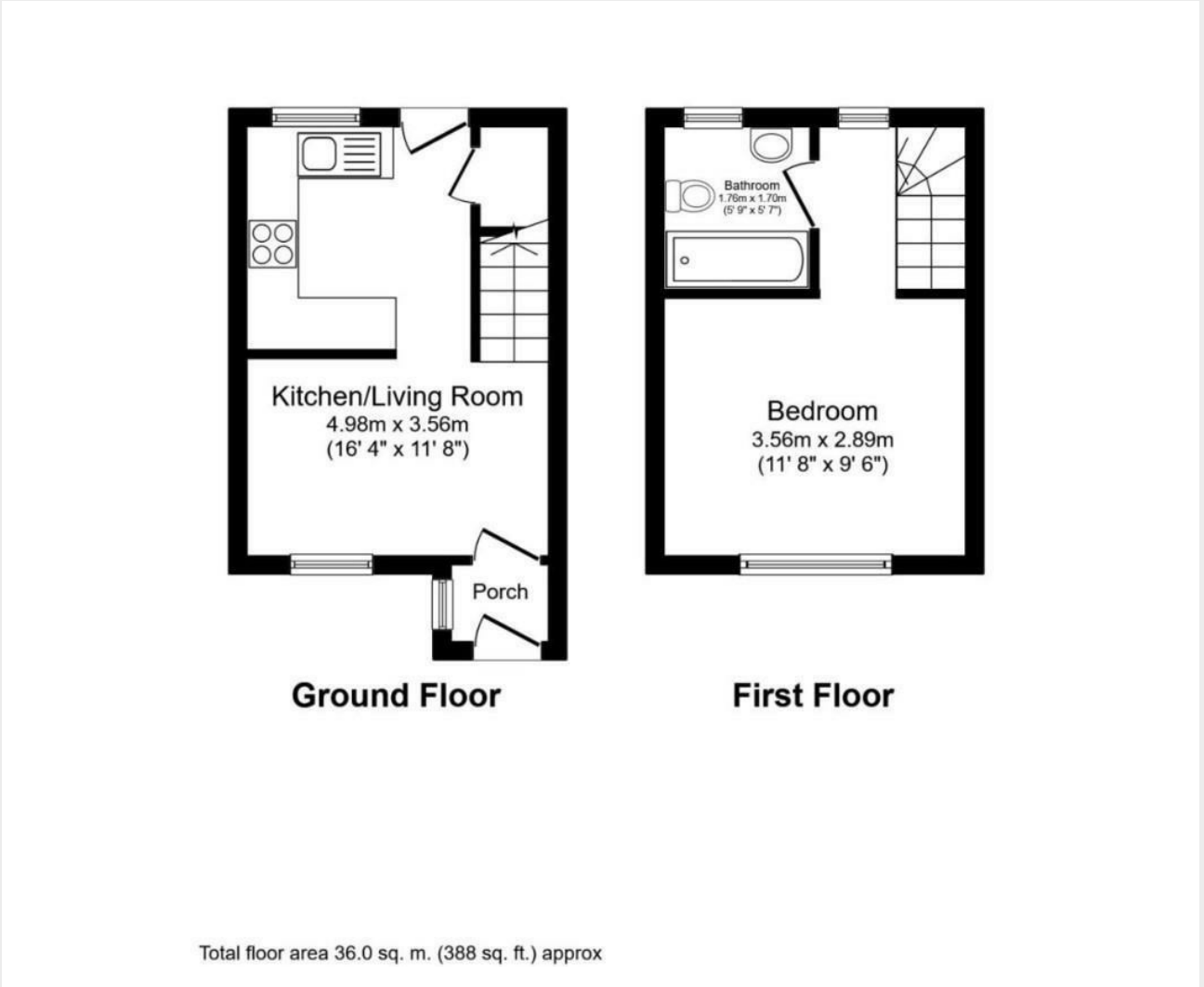
Uk power networks suggest the electricity is currently supplied by: Octopus Energy
Ofcom suggests the maximum broadband speed is: 1000mbps.
Gov.uk suggests the property is a medium to very low flood risk.

Chesterton is a sought-after residential location in Cambridge with a bustling community. It has an excellent range of local businesses and amenities including cafés, an artisan bakery, pubs, takeaways and restaurants, a yoga studio, a Post Office, medical centre and two churches. Primary Court is particularly well-located within the area, in easy reach of nearby smaller shops such as Tesco Express, whilst supermarkets (M&S, Tesco Superstore, Aldi, Lidl) and the Newmarket Road retail park are within a mile of the property, as are riverside eateries and watering holes. A walk or cycle along the river will take you to the city centre or to various nearby green spaces including playing fields, nature reserves and town commons with grazing cattle. The riverside towpath is lined with boathouses and lively with rowers, joggers and strollers.

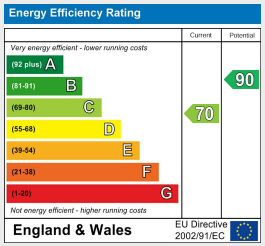








Council Tax Band **B** EPC Rating **C**



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