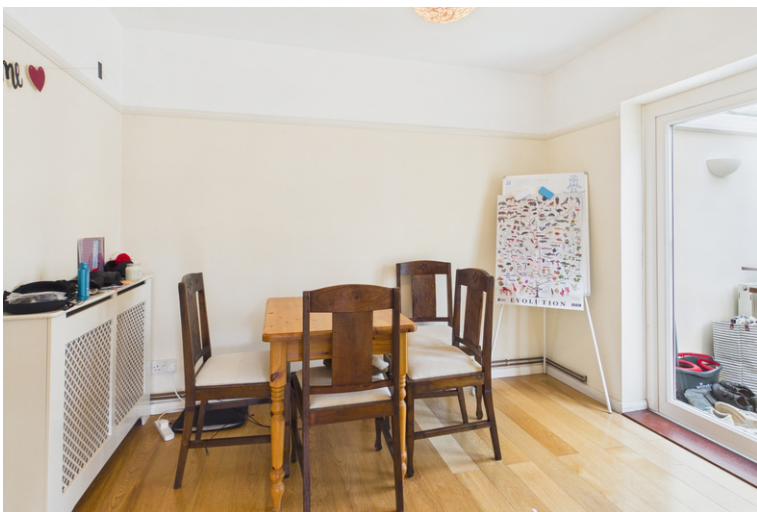




Stanesfield Road, Cambridge, Cambridgeshire, CB5 8NJ

£1,900 pcm

3 Bedrooms

Available from 14/10/2026

EPC rating: D

45 Mill Road, Cambridge CB1 2AW

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Stanesfield Road, Cambridge, Cambridgeshire CB5 8NJ

Three bedroom semi detached home. Offered unfurnished. Garage, block paved drive and front garden, rear garden. Sun room. Located between Newmarket Road and Barnwell Road for ease of access to main city routes.

- Three bedroom home
- Unfurnished
- White goods included
- Drive & garage
- Large rear garden with shed
- Close to Newmarket Road & Cambridge United football ground
- Deposit: £2192
- EPC: D
- Council tax band: C

Rent: £1,900 pcm

Viewing by appointment

Entrance hall

32'5" x 6'3" (9.88 m x 1.91 m)

Entering the house into the hallway, the stairs are on the right with a cupboard underneath and the door to the living room on left.

Living room

12'9" x 11'7" (3.89 m x 3.53 m)

Two windows overlooking the front. Well proportioned room with hard flooring.

Dining room

10'4" x 9'7" (3.14 m x 2.93 m)

From the living room, into the dining room. Space for dining table and chairs. From this room is access to the kitchen.

Kitchen

10'4" x 9'7" (3.14 m x 2.93 m)

Ceramic hob and double oven, washing machine and dishwasher plus fridge freezer. Door to garden.

Sunroom

19'2" x 10'8" (5.85 m x 3.26 m)

Large conservatory/ sunroom with two sets of French doors to the garden.

Double bedroom

11'3" x 10'1" (3.44 m x 3.07 m)

Front of house, double room with built in cupboard.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Double bedroom

11'5" x 10'3" (3.48 m x 3.12 m)

Rear room overlooking the garden. Built in cupboard.

Single room

8'11" x 7'1" (2.73 m x 2.16 m)

Cupboard. Overlooking the garden.

Bathroom

7'9" x 5'5" (2.37 m x 1.65 m)

P' shaped bath with shower over, basin with vanity unit below and WC.

Garden

Large rear garden mostly lawn with shrubbery around the edges and shed.

Parking

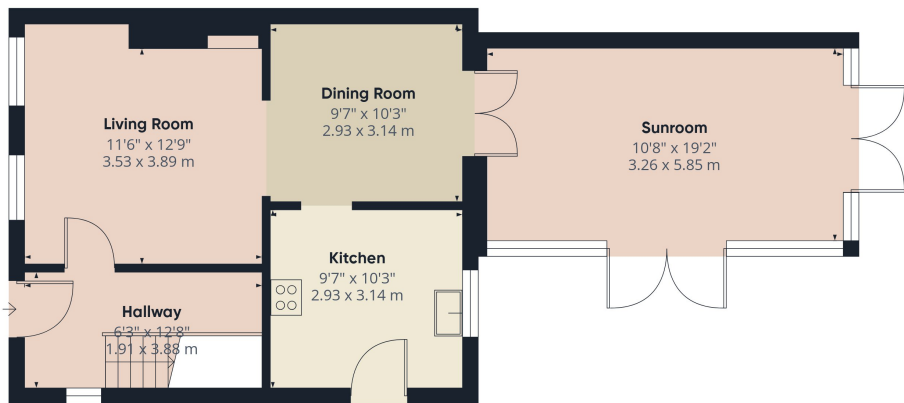
Block paved front of house with access to the single garage.

Council Tax Band: C

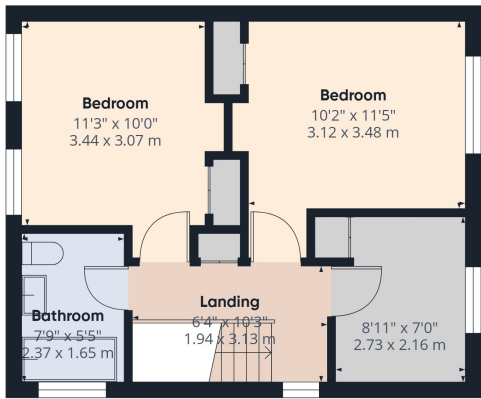
Holding Deposit: £438

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5592279



Ground Floor



Floor 1



Pocock + Shaw

Approximate total area⁽¹⁾
1059 ft²
98.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, current or expired (if expired by no more than 6 months)
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport, current or expired. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.