



Fairsford Place, Cambridge, CB1 2QS

£2,450 pcm

Unfurnished

4 Bedrooms

Available from 08/08/2026

EPC rating:

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Fairsford Place is located in the Petersfield area of Cambridge, set in a cul-de-sac of similar period-style houses, tucked away just off Sturton Street.

Being located in the heart of Cambridge the property is ideally placed within walking distance of the City Centre, Midsummer Common (leading to the River Cam), and Parker's Piece. Parkside Community College, Parkside Swimming Pool and Kelsey Kerridge Sports Hall are about half a mile away and easily reached by foot or by bike.

The city's mainline railway station is within about 1 mile providing services to London's King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively.

The property is a well proportioned 4 bed terraced home of which includes 3 Bathrooms (2 being ensuite), garage with electronic door, spacious kitchen and pleasant enclosed garden to the rear.

Please note this property is a family let and as such not suited for shared tenancies.

WIDE ENTRANCE HALL

○ with timber flooring and large inset brush mat, double doors to cloaks cupboard with coathooks and electric and gas meters, cornicing, ceiling roses, understairs cupboard, radiator, stairs to first floor, door to dining area and door to

CLOAKROOM

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with wc, wash handbasin with tiled splashbacks and mirror over, radiator, extractor fan, timber flooring.

DINING AREA

11'6" x 8'2" (3.50 m x 2.50 m)

with timber double glazed French doors to garden, cornicing, recessed ceiling spotlights, dado rail, radiator, ceramic tiled flooring, opening onto

KITCHEN AREA

12'2" x 8'2" (3.70 m x 2.50 m)

with window to rear with views to garden, comprehensive range of fitted wall and base units with granite work surfaces and routed drainer, ceramic tiled splashbacks, stainless steel Smeg five burner gas hob with electric oven and stainless steel extractor hood over, integrated fridge/freezer, integrated John Lewis washing machine and Bosch dishwasher, built in Smeg microwave oven, under unit lighting, recessed ceiling spotlights, cornicing, ceramic tiled flooring.

LANDING

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with stairs to second floor, coving, airing cupboard housing the megaflow unvented water cylinder and slatted wood shelving, doors to

SITTING ROOM

17'1" x 15'9" (5.20 m x 4.80 m)

spacious room with double doors to Juliet balcony and window to rear, cornicing and two ceiling roses, dado rail, TV and FM points, two radiators.

BEDROOM 3

8'2" x 8'2" (2.50 m x 2.50 m)

with sash style window to front, fitted wardrobe to one wall with adjacent shelved cupboard, drawer unit and open shelving, radiator, TV and FM points.

BEDROOM 4

8'6" x 6'7" (2.60 m x 2.00 m)

with sash style window to front, coving, radiator.

FAMILY BATHROOM

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with panelled bath with Victorian style mixer taps and tiled surround, wc, wash handbasin and mirror over and adjacent shaver point, heated towel rail, recessed ceiling spotlights, extractor fan, ceramic tiled flooring.

BEDROOM 1

15'1" x 10'2" (4.60 m x 3.10 m)

with window to rear, coving, radiator, two sets of double doors opening onto a large fitted wardrobe cupboard with clothes hanging rail and shelving, door to

ENSUITE SHOWER ROOM

Fairsford Place, Cambridge CB1 2QS

A well presented 4 Bed, 3 Bath property, located in the heart of Cambridge, with a pleasant with garage included and a pleasant enclosed garden to the rear. Ideally located to be within easy reach of all local amenities and locations such as Addenbrookes & Papworth Hospital, Cambridge Central Station and the City Center.

- 4 Bedrooms
- 2 en suite shower rooms
- Kitchen/Dining Room
- First floor living room
- Family bathroom
- Enclosed rear garden
- Garage with electronically operated door
- Sought after near-central city location
- Deposit - £2450
- EPC: C

Rent: £2,450 pcm

Viewing by appointment

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fully tiled and enclosed cubicle with chrome shower unit, extractor fan, part tiled walls, wc, wash handbasin with mirror and mirror fronted cabinet and shaver point over, heated towel rail, recessed ceiling spotlights, ceramic tiled flooring.

BEDROOM 2

10'10" x 13'5"

(3.30 m x 4.10 m)

with window to front, coving, built in bedroom furniture (wardrobe, dressing table and drawer unit) to two walls, loft access hatch, radiator, door to deep over stair cupboard, door to

ENSUITE SHOWER ROOM

() with window to front, fully tiled and enclosed shower cubicle with chrome shower unit, part tiled walls, wash handbasin, wc, heated towel rail, shaver point, extractor fan, recessed ceiling spotlights, ceramic tiled flooring.

Council Tax Band: D

Holding Deposit: £565

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5351882

Applying for a Property

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

Either:

- a passport
- 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)
- an Irish passport or passport card (current or expired)
- a certificate of re-astration 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.