



Milton Road, Cambridge, CB4 1UY

**CHEFFINS**

## Milton Road

Cambridge,  
CB4 1UY

A well presented 1 bedroom single storey dwelling located on Milton Road close to Mitchams Corner. The accommodation comprises entrance hall, open plan living room/kitchen, 1 double bedroom and shower room. Private garden. No parking. Unfurnished. Available now. EPC: B and Council Tax Band: C.

### LOCATION

Situated on Milton Road near Mitcham's Corner in the West Chesterton area of Cambridge, this property enjoys a prime location within easy reach of the River Cam, Midsummer Common, and Jesus Green. It is well served by a wide range of local amenities and offers convenient access to both the historic city centre and the Cambridge Science Park.



## £1,495 Per Month



**ENTRANCE HALL**

all rooms are accessed off the entrance hall.

**OPEN PLAN LIVING ROOM/KITCHEN**

kitchen area fitted with base and wall units, work tops with breakfast bar, sink and integrated appliances including oven, ceramic hob with extractor above, microwave, fridge with ice box, slimline dishwasher and washer dryer, double glazed window to side aspect and open to living area with double glazed windows and patio doors to rear aspect with access to private garden.

**BEDROOM**

double glazed window to side aspect and wall to wall fitted wardrobes with

sliding mirrored doors fitted with clothes rails and shelving.

**SHOWER ROOM**

shower enclosure with 2 shower outlets, wc, wash basin with vanity unit below and mirror above, heated towel rail and cupboard housing hot water cylinder.

**GARDEN**

enclosed rear garden principally laid with shingle with patio and side gate access.

**LETTING AGENT NOTES**

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

Holding Deposit - £345

Deposit - £1725



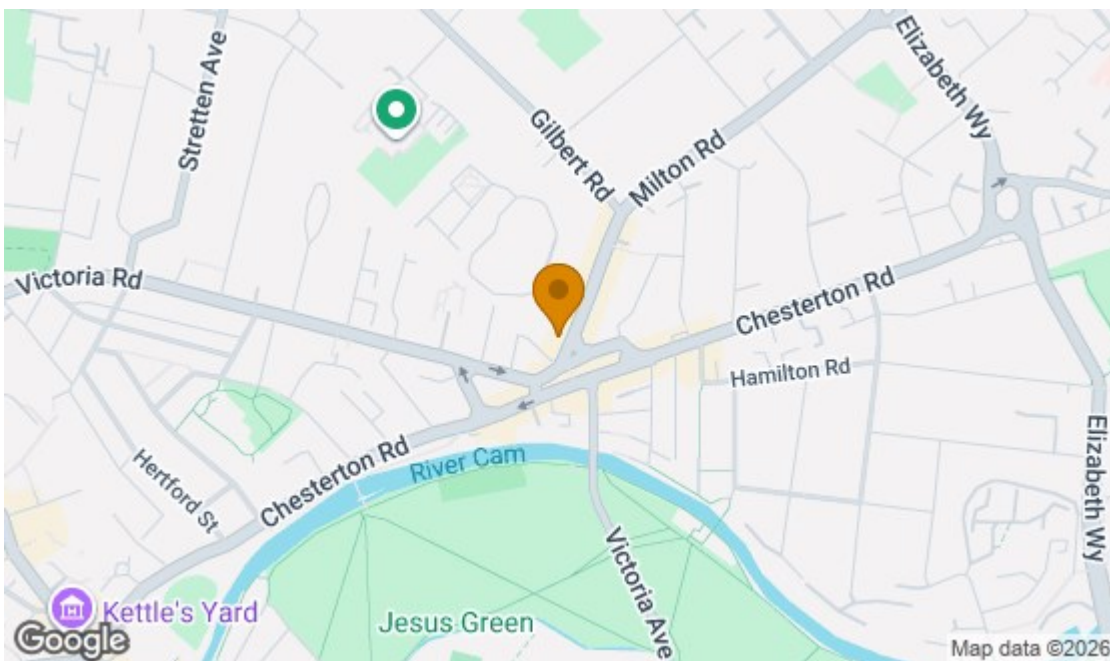


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 54.9 sq. metres (590.9 sq. feet)



Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

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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.

