



Marshall Road, Cambridge, CB1 7TY

CHEFFINS

Marshall Road

Cambridge,
CB1 7TY

5 2 1

£3,495 PCM

- Minimum 6 Month Tenancy
- Available Now
- Furnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Garden
- Available to a Group of up to 5 Professionals
- Newly Refurbished

AVAILABLE TO SHARERS - A newly refurbished 5 bedroom semi detached house available to a group of professional sharers located in a sought after residential area on the south side of the city. The accommodation comprises entrance hall, living room, kitchen, 5 bedrooms, 2 shower rooms and wc. Enclosed rear garden. We regret no pets. Furnished. Available now. EPC: C and Council Tax Band: E.





LOCATION

Located in a sought after residential area within the Queen Edith's ward of Cambridge. The property is well served with a good range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (0.8 mile), Addenbrooke's (1.0 mile) and Cambridge city centre (1.1 miles). Distances approximate.



ENTRANCE HALL

stairs rising to first floor with cupboard beneath and doors to living room, bedroom 1 and kitchen off.

LIVING ROOM

bay window to front aspect and furniture comprising corner sofa, dining table with chairs, nest of tables and shelving unit.

BEDROOM 1

window to rear aspect, wash basin with vanity unit below and mirror above and furniture comprising single bed, wardrobe, chest of drawers and dressing table.

KITCHEN

base and wall units, work tops, sink with window to side aspect above, 2 integrated ovens, 2 electric hobs, freestanding fridge, undercounter fridge and freezer, washer dryer, side door to rear garden and door to:

INNER HALLWAY

doors to bedroom 2, shower room and WC off.

BEDROOM 2

window to rear aspect, wash basin with vanity unit below and mirror

above and furniture comprising single bed, bedside unit and wardrobe.

SHOWER ROOM

shower cubicle and heated towel rail.

WC

wc, wash basin, heated towel rail and window to side aspect.

STAIRS/LANDING

airing cupboard, further built in cupboard and doors to bedrooms 3, 4 & 5 and shower room off.

BEDROOM 3

2 windows to front aspect, fitted double wardrobes, wash basin with vanity unit below and illuminated mirror above and furniture comprising double bed, bedside unit, chest of drawers and armchair.

BEDROOM 4

window to rear aspect, wash basin with vanity unit below and mirror above, built in double wardrobe and furniture comprising single bed, bedside unit and chest of drawers.

BEDROOM 5

window to rear aspect, wash basin with vanity unit below and mirror



above, built in wardrobe and furniture comprising single bed, bedside unit and chest of drawers.

SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and illuminated mirror above, heated towel rail and window to side aspect.

OUTSIDE

small front garden with brick boundary

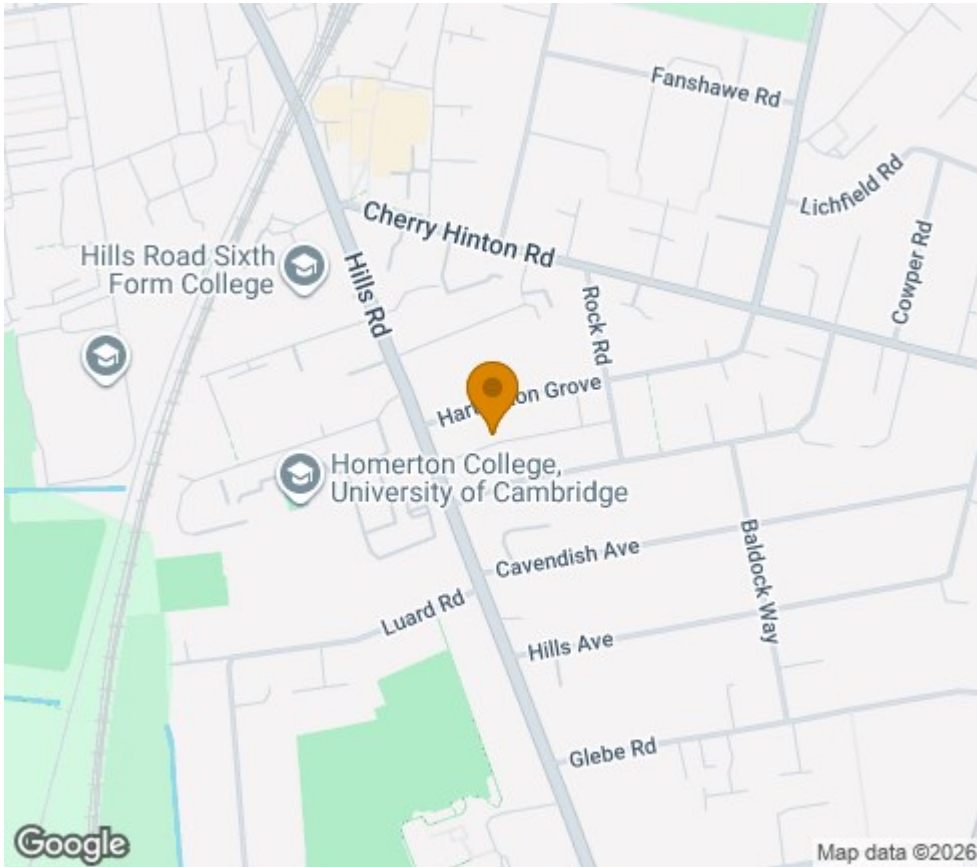
wall, tiled path to front door and side passage with gate to enclosed rear garden principally laid to lawn.

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 - £806
Deposit - £4032





Ground Floor
Approx. 57.0 sq. metres (613.6 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 103.2 sq. metres (1111.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 76 |
| (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 | |

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.