

Radcliffe & Rust
Residential sales & lettings

63 St Bedes Gardens, Cambridge CB1 3UF
£1,250 PCM

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Radcliffe & Rust Letting Agents, Cambridge are delighted to offer to let, this modern and well presented one bedroom, end terrace house in Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, less than two miles from Addenbrooke's Hospital and Cambridge Central Railway Station and only one mile from ARM Holdings. The stunning grounds of Cherry Hinton Hall, which is located just off Cherry Hinton Road, are within easy walking distance, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served areas in the city.

Radcliffe & Rust Letting Agents are delighted to offer to the market this attractive one bedroom end terrace house in St Bedes Gardens. Having recently undergone extensive renovations including new carpets and full redecoration as well as a new kitchen and bathroom, this property offers modern living in a fantastic location.

Located on a corner plot, upon approaching the property you are welcomed by a great sized wraparound front garden with off road parking. Through the front door is the hallway where there is space to house shoes and coats and is also where the fuse box is located. The hallway leads in to the open plan living and dining room. This space has a large window overlooking the front of the property, stairs leading to the first floor and a curved opening offering views in to the kitchen. Although not full open plan, there is real sense of a sociable space on the ground floor thanks to the open doorways and opening between the living room and kitchen.

The kitchen is brand new and has just been installed. Consisting of white gloss wall and base units and a contrasting wooden coloured worktop, the kitchen also benefits from a freestanding oven with grill and four ring hob, overhead cooker hood, washing machine, under counter fridge and stainless steel sink and worktop. Within the kitchen, there is an additional open undercounter space which could be used for a stool to create a breakfast bar if required by the new tenant. The kitchen has a half glazed door leading to the rear garden.

On the first floor, the first room you come to is the bathroom. The bathroom has a bath with overhead shower, hand basin and W.C. with white tiles and a wooden style vinyl flooring. The bedroom is a great sized double which overlooks the front of the property with ample space for a bed and additional furniture and storage.

At the rear of the property is a good sized enclosed private rear garden. Within the garden there is a wooden shed and gate leading to the front of the property.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available November, on an unfurnished basis.
Deposit £1,442
Council tax band B
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



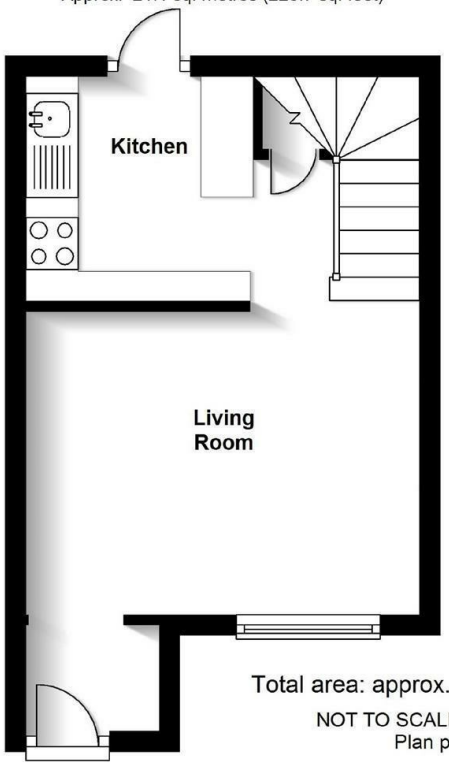






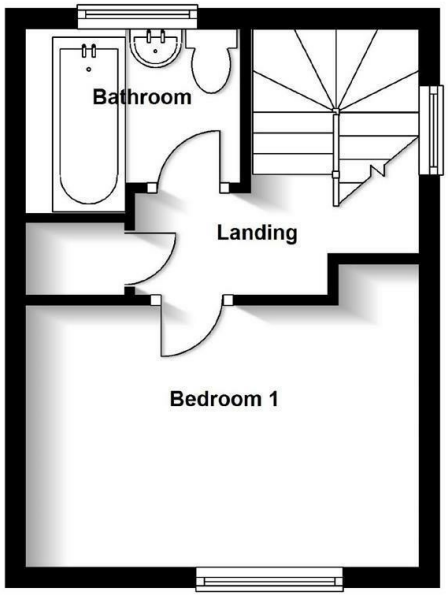
Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 40.7 sq. metres (437.9 sq. feet)

NOT TO SCALE - For Guidance Purposes only
Plan produced using PlanUp.

