



Perse Way, Cambridge, Cambridgeshire, CB4 3SB

£2,600 pcm

Unfurnished

4 Bedrooms

Available from 26/09/2026

EPC rating: C

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Perse Way, Cambridge, Cambridgeshire CB4 3SB

Stunning four bedroom family home. Newly and fully refurbished sympathetically styled for the age of the house. New kitchen, utility room, beautiful parquet flooring fully restored, stylish family bathroom, ground floor WC. Garage and drive parking. Large garden.

- Four double bedrooms
- Unfurnished family home
- Sorry - not available for share groups
- Fully refurbished
- Pets may be considered on a case by case basis
- Gas central heating
- Kitchen and utility room
- EPC: C
- Deposit: £3,000

Rent: £2,600 pcm

Viewing by appointment

Four bedroom family located within the catchment for well regarded primary and secondary schools on the north side of the city. Local shops and easy access for the Science Park, Cambridge North rail station and A14 or into the centre of the city. This home has been lovingly restored and is well presented throughout. Large garden, garage and driveway parking.

Entrance hall

From the hall, a ground floor WC is on the right and there is storage under the stairs. Access to the dining room, kitchen beyond and living room.

Living room

21'5" x 10'11" (6.54 m x 3.32 m)

Beautifully restored parquet flooring and the old fireplace has been stylishly remodelled. Patio doors to the rear garden.

Dining room

10'3" x 6'2" (3.13 m x 1.88 m)

The parquet flooring runs without a break from living room into the dining room. Built in cupboard.

Kitchen

10'5" x 6'7" (3.17 m x 2.00 m)

Refitted with a themed 'sage' colour finish and wooden work surfaces. Induction hob, electric oven. Integrated appliances.

Utility room

7'5" x 5'10" (2.26 m x 1.77 m)

Open to the kitchen and fitted with a butler sink. Door to outside passage and access to the garage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	75

Ground floor WC

7'7" x 2'6" (2.32 m x 0.77 m)

WC and hand basin.

Bedroom

10'10" x 10'9" (3.31 m x 3.27 m)

At the top of the stairs and working around from the left:
double bedroom. New carpets - curtains to be supplied (not in
the photos).

Bedroom

14'9" x 10'4" (4.49 m x 3.16 m)

Next bedroom: double room overlooking the rear garden.

Bedroom

17'11" x 8'3" (5.47 m x 2.51 m)

The biggest room. Overlooking the rear garden and with access to the last bedroom (lockable, if shared access is not required).

Bedroom

12'10" x 7'6" (3.92 m x 2.29 m) Last double room with

access from the largest room and onto the landing.

Bathroom

7'5" x 6'6" (2.26 m x 1.98 m)

Attractively finished bathroom with shower over the bath, basin and WC.

Airing cupboard

On the landing holding hot water tank and shelving.

Gardens Garage and parking

77" x 181" (2.30m x 5.50m)

Front garden mostly lawn, with mature shrubs.

Rear garden mostly lawn. It has an ancient apple tree producing plenty of fruit and a raised patio area in the far right corner. A patio is located outside lounge sliding doors containing an outdoor table and chairs.

Parking on drive and garage.

Council Tax Band: D

Holding Deposit: £600

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5513347



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 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.