



## Jermyn Close, Cambridge, CB4 2HQ

£1,500 pcm

Unfurnished

2 Bedrooms

Available from 11/05/2026

EPC rating: C

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## Jermyn Close, Cambridge CB4 2HQ

Located to the north of the city, this 2 bedroom property benefits from having undergone some renovations works, 2 spacious double bedrooms and a generous garden to rear. Offering easy access to the Cambridge North Station, the A14 and M11, as well as local transport routes to the City Center.

- 2 bedroom property
- Offer unfurnished
- Recently Undergone some renovation
- Gas Central Heating & Double glazing
- Excellent access to Science Business Park
- Lovely 'L' shaped rear garden
- Shed included
- Deposit: £1730
- EPC: D

Rent: £1,500 pcm

Viewing by appointment

Jermyn Close is located towards the North of Cambridge, Just off St Alban's Road, in turn of Arbury Road

It's location provides easy access to both the A14 and M11. Cambridge North Station is a 15 minute cycle away, with local bus routes to the City Centre including the guided bus of which are within short walking distance.

This 2 bedroom property befits from 2 spacious double bedrooms and has recently undergone some renovations works including carpets.

Offered Unfurnished, Jermyn Close also boats a generous L shaped garden to the rear.

Please note there is no parking included.

### **HALL**

with stairs to first floor, opening onto

### **DINING AREA**

15'1" x 7'9" (4.59 m x 2.35 m)

with window to front, radiator, laminate wood flooring.

### **KITCHEN**

12'7" x 5'4" (3.83 m x 1.63 m)

with part glazed door to garden, good range of built in wall and base units, four ring gas hob with extractor hood over, eye level double oven, built in storage heater, washing machine, ceramic tiled flooring, space for dishwasher.

## Energy Efficiency Rating

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

### LIVING ROOM

12'6" x 9'11" (3.82 m x 3.01 m)

with window to rear with views to garden, radiator, laminate wood flooring.

### BEDROOM 1

14'10" x 10'9" (4.51 m x 3.28 m)

with two windows to front, radiator, deep built in shelved cupboard.

### BEDROOM 2

11'7" x 7'9" (3.54 m x 2.36 m)

a double bedroom with window to rear, radiator, built in shelved cupboard, double doors to built in wardrobe cupboard with hanging rail and shelving.

### BATHROOM

5'11" x 5'7" (1.81 m x 1.69 m)

with window to rear, fully tiled walls, panelled bath with shower, shower screen, wash handbasin, wc, radiator, ceramic tiled flooring.

### OUTSIDE

Attractive rear garden with paved patio area adjacent to the rear of the house leading onto a good sized lawn, useful covered area and timber shed, outside tap.

**Council Tax Band: C**

**Holding Deposit: £346**

### Material Information:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=5237472](https://sprift.com/dashboard/property-report/?access_report_id=5237472)



## 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 reintegration 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.