



Blinco Grove, Cambridge, CB1 7TP



## Blinco Grove

Cambridge,  
CB1 7TP

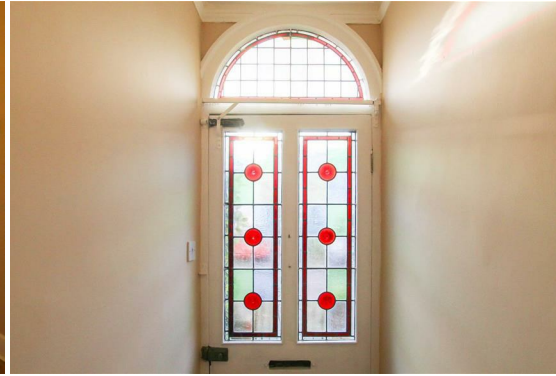
- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Garden
- Permit Parking

A 3 bedroom bay fronted Victorian residence in a sought after south city residential area. The accommodation arranged over three floors comprises entrance hall, open plan living/sitting room, kitchen/dining room, 2 double bedrooms (1 with en-suite shower room), 1 single bedroom and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: D.

3 2 3

**£2,575 PCM**





## 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 HALLWAY

decorative archway, stairs rising to first floor, tiled floor and door to:

## LIVING ROOM

chimney breast with tiled hearth, fitted cupboards to chimney breast recesses, understairs storage cupboard, sash window to the rear door to kitchen and open to:

## SITTING ROOM

feature open fireplace with log burning stove and wooden mantle and bay sash window to the front.

## KITCHEN/DINING ROOM

fitted with a generous range of storage cupboards and drawers, solid wood working surfaces, undermount double bowl sink, five ring gas hob with extractor above, double oven, microwave, fridge, cupboard housing gas fired boiler, open to dining area with part vaulted ceiling, 2 Velux windows, washing machine and double glazed bifold doors to rear garden.

## STAIRS/FIRST FLOOR LANDING

stairs rising to the second floor.

Bedrooms 2 & 3 and the bathroom are accessed off the first floor landing.

## BEDROOM 2

feature fireplace (not in use), fitted cupboards to chimney breast recess and 2 sash windows to the front aspect.

## BEDROOM 3

fitted cupboard, feature fireplace (not in use), sash window to the rear aspect.

## BATHROOM

feature fireplace (not in use), shower over bath with glass shower screen, wc, wash basin, storage cupboard and sash window to the rear aspect.

## STAIRS/SECOND FLOOR LANDING

access door to loft storage area, double glazed window to the rear aspect and door to:

## BEDROOM 1

With ceiling with inset downlighters, fitted wardrobe cupboards, eaves storage cupboards, double glazed Velux to the front, pair of double glazed sash windows to the rear.

## BEDROOM 1

fitted double wardrobe, eaves storage cupboards, double glazed Velux window, double glazed sash windows to the rear aspect and door to:

## EN-SUITE SHOWER ROOM

walk in tiled shower cubicle, wash basin, wc, heated towel rail, eaves storage cupboard and double glazed Velux window.

## OUTSIDE

tiled pathway, gated access, brick wall and hedgerow to the front.

Enclosed rear garden principally laid to lawn with patio, shrub borders, Wendy house and gated access to the rear providing pedestrian access.

## LETTING AGENT NOTES

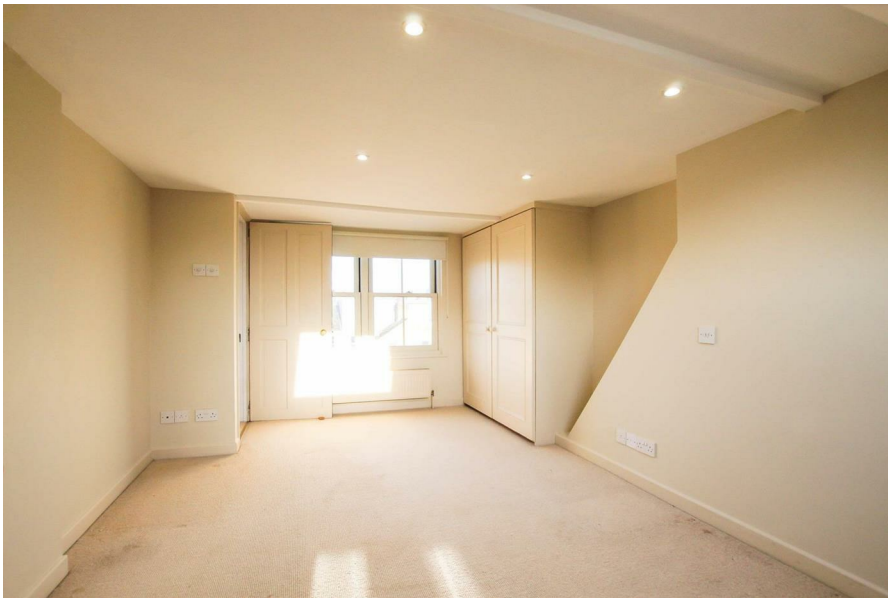
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £594

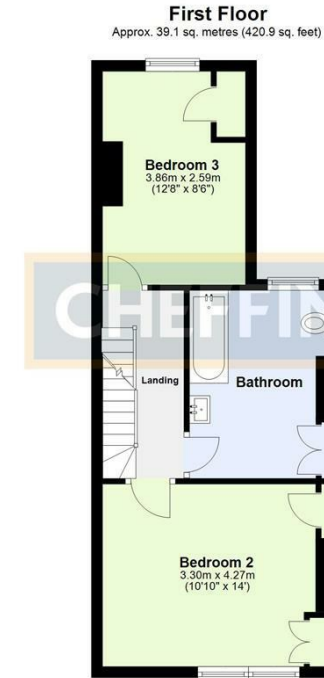
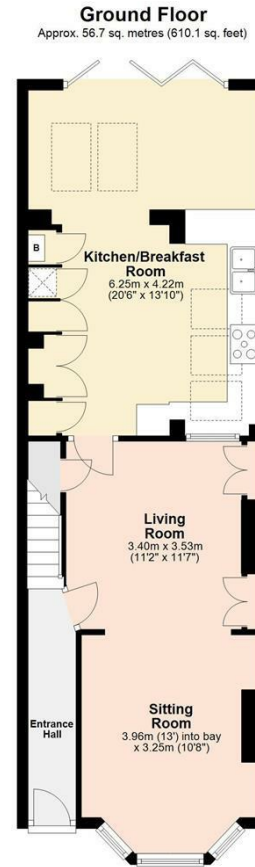
Deposit - £2971



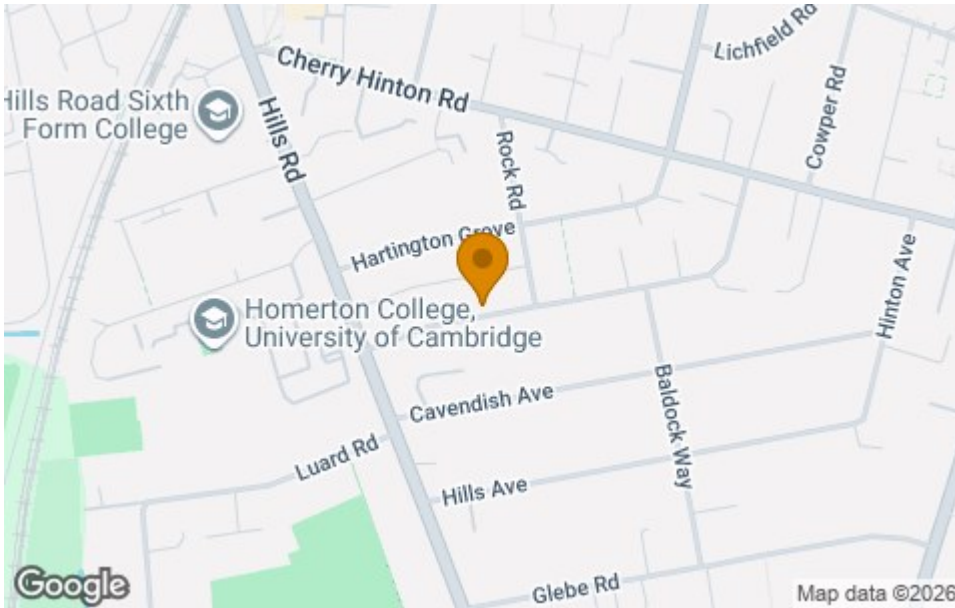




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus	A		82
161-91	B		
109-80	C		
155-48	D		
138-54	E		
121-38	F		
1-26	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 119.2 sq. metres (1283.4 sq. feet)  
Floor area excludes the Eaves Storage.  
Plan produced using PlanUp.



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.