



Arbury Road, Cambridge, CB4 2JF



## Arbury Road

Cambridge,  
CB4 2JF

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking & Garage
- Front & Rear Gardens

AVAILABLE FOR SHARERS - 3/4 bedroom semi detached house available to a group of professional sharers located on the north side of the city. The accommodation comprises entrance hall, sitting room, kitchen, dining room/bedroom 4, cloakroom, 2 double bedrooms, 1 single bedroom and bathroom. Further benefits include off street parking, single garage and front and rear gardens. Unfurnished. Available now. EPC: D and Council Tax Band: D.

4 1 1

£1,995 PCM





## LOCATION



The property is situated in the West Chesterton ward of Cambridge, approximately 1.3 miles north of the city centre. It benefits from a wide range of nearby amenities and is conveniently positioned for access to Cambridge Science Park and Cambridge Business Park (around 1.2 miles), Cambridge North railway station (approximately 1.6 miles), which provides regular services to London, and the A14 at Junction 33 (about 1.6 miles). All distances are approximate.

## ENTRANCE HALL

stairs rising to first floor with cupboard beneath and doors to sitting room and kitchen off.

## SITTING ROOM

window to front aspect and recess with fitted shelf.

## KITCHEN

base and wall units, work tops, sink with window to rear aspect above and skylight above, integrated appliances including oven and electric hob, freestanding appliances including fridge freezer and washing machine, space and plumbing for a dishwasher, panty with fitted shelves and window to side aspect and doors to side hall and dining room/bedroom 4 off.

## DINING ROOM/BEDROOM 4

sliding patio doors to rear garden.

## SIDE HALL

side door to driveway and door to:

## CLOAKROOM

wc, corner hand wash basin and window to rear aspect.

## STAIRS/LANDING

window to side aspect and doors to bedrooms 1, 2 & 3 and bathroom off.

## BEDROOM 1

built in wardrobe, built in cupboard and window to front aspect.

## BEDROOM 2

built in double wardrobe with sliding mirrored doors, airing cupboard and window to rear aspect.

## BEDROOM 3

built in wardrobe and window to front aspect.

## BATHROOM

shower over bath, wc, wash basin, mirrored cabinet and windows to rear and side aspects with obscured glass.

## OUTSIDE

front garden principally laid to law with hedgerow borders, brick paved driveway providing off street parking and access to single garage and gate to enclosed rear garden principally laid to lawn with patio, shed to rear of garage and mature trees and shrubs.

## 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 - £460

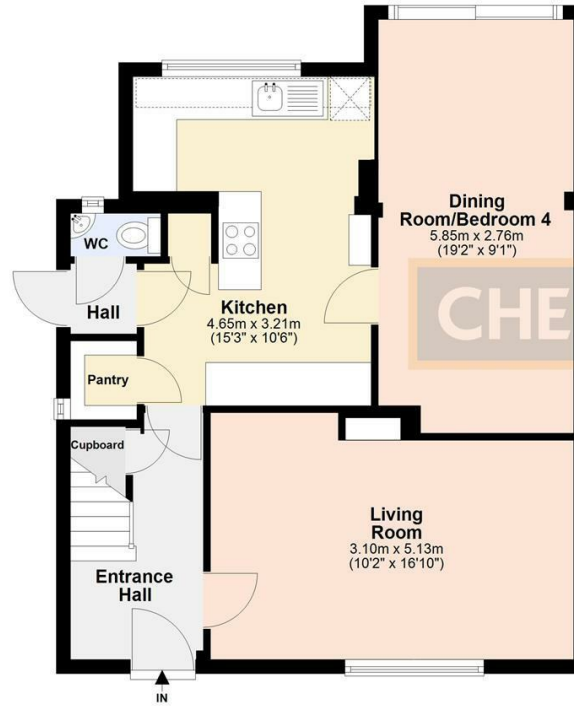
Deposit - £2301



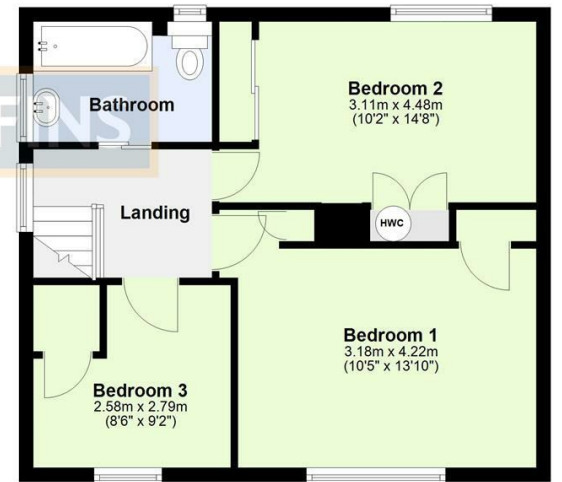




**Ground Floor**  
Approx. 59.0 sq. metres (635.5 sq. feet)



**First Floor**  
Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 105.1 sq. metres (1131.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

**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.