



Lambourn Close, Cambridge, CB2 9JX

£1,950 pcm

Unfurnished

3 Bedrooms

Available from 18/05/2026

EPC rating: C

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Lambourn Close, Cambridge CB2 9JX

A well presented 3 bed end terraced house, located in the ideal location of Trumpington. This recently renovated property includes a garage to the rear, new kitchen with integrated white goods, garden to front and rear with both rear and side access, and is within easy reach of both Addenbrookes hospital and the M11 Motorway.

- Sort after location
- Recently undergone renovations
- Good access to Addenbrookes & M11
- Cul-de-Sac location
- Garage included
- Integrated white goods
- Garden to both front and rear
- Garden Maintenance included
- Deposit: £2250
- EPC: C

Rent: £1,950 pcm

Viewing by appointment

Lambourn Close is situated towards the South of Cambridge just off Trumpington Road. Set in a Cul-de-Sac location, it is well served by regular local transport and provides good access to both Addenbrookes and Papworth Hospitals, M11 Motorway and the City Centre.

Local Amenities are within a short walking distance including 2 local pubs and a well known supermarket.

This 3 bed property has recently undergone renovations including redecorating, new carpets throughout and a fully refitted kitchen.

Other benefits include, front and rear garden of which are regularly maintained and have access both from the rear and to the side, as well as off street parking and a garage.

LIVING ROOM/DINER

23'2" x 14'7" (7.07 m x 4.44 m)

Window to front & rear, door to rear, two radiators

KITCHEN

10'6" x 6'2" (3.19 m x 1.88 m)

With Integrated hob with extractor over, oven, fridge freezer, washer dryer and dishwasher

BEDROOM 1

11'7" x 8'8" (3.52 m x 2.65 m)

Window to front, radiator, cupboard over stairs, loft hatch (access not allowed)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

BEDROOM 2

8'6" x 7'10" (2.59 m x 2.39 m)

Radiator, window to rear

BEDROOM 3/STUDY

5'9" x 8'10" (1.75 m x 2.70 m)

Radiator, window to rear

BATHROOM

5'7" x 6'2" (1.70 m x 1.89 m)

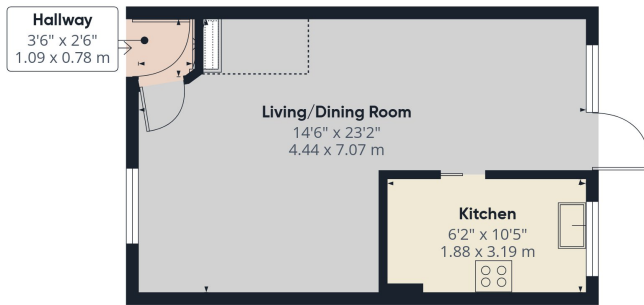
Bath with shower, basin, w/c, heated towel rail

Council Tax Band: D

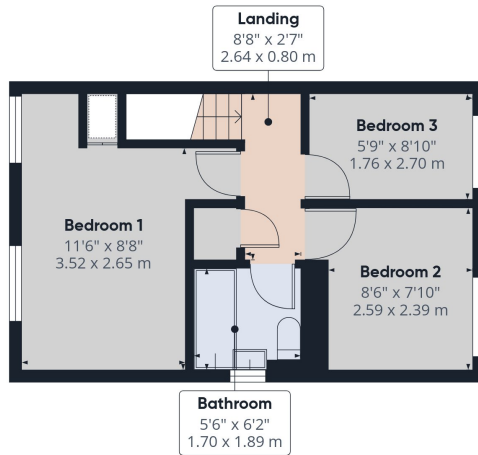
Holding Deposit: £450

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5283055



Ground Floor



Floor 1



Pocock + Shaw

Approximate total area⁽¹⁾

640 ft²
59.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.