



Cambridge
Property
Lettings

Available 04 October 2024



3 bedroom House

£2,100 pcm

Short Street
, Cambridge, CB1 1LB CB1 1LB



PRS Property
Redress
Scheme



01223 322277



Cambridge Property Letting Ltd

Rose & Crown House, 110 Newmarket Road, CB5 8HE
cpl@home.letmc.com

- * **Unfurnished**
- * **Council Tax Band E**
- * **EPC rating C**
- * **Gas Fired Heating**
- * **Fridge/freezer & Washer dryer**
- * **Electric oven & Gas hob**
- * **Dish Washer**
- * **Enclosed garden**
- * **2 Bathrooms**
- * **3 Bedrooms**
- * **1 Reception**

Situation

Situated only a few minutes walk from the heart of the City, this Grade 2 listed three bedroom house has versatile accommodation over three floors including two double bedrooms on the first floor and modern bathroom. Ground floor includes a light and airy kitchen with oak units, space for a table and chairs and Living room with wooden flooring. The lower floor has a double bedroom with en-suite shower room, study with access to the rear courtyard garden and dressing/store room. Sorry, not available to sharers.

Accommodation

Bedroom with en suite (Basement)

Carpeted bedroom with ensuite shower room.

Dressing room (Basement)

Walk in storage/wardrobe area.

Study/Family room (Basement)

Carpeted study room with access to the rear garden.

Entrance Hall (Ground Floor)

Tiled entrance hall with coat hooks.

Kitchen (Ground Floor)

Modern Kitchen including dishwasher, washing machine, fridge/freezer. There is a door leading out onto the courtyard.

Living Room (Ground Floor)

Wooden flooring throughout and window to the front aspect.

Bathroom (First Floor)

Bath with shower over, low level wc and hand wash basin.

Double bedroom (First Floor)

Wooden flooring.

Double Bedroom (First Floor)

Large double bedroom with wooden flooring throughout.

Floorplans

Floor plans are provided as a guide for the layout. Measurements taken are a maximum and may reduce in part. Prospective tenants are advised to take their own measurements if precise dimensions are required.

Holding Deposit and Security Deposit

Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as rent x 12 (months) ÷ 52 (weeks). Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy is signed. 2) Security Deposit = 5 weeks rent worked out as £(rent) x 12 (months in a year) ÷ 52 (weeks in a year) x 5 (weeks).

Outside

A small courtyard garden to the rear aspect.

Parking

Short St is in the Kite Resident Parking Scheme area. Prospective tenants must check with Cambridge City Council to check the availability of permits if they require parking. See - <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/parkin>

Pictures

Pictures provided are for guidance, and to give an overall impression of the property. Photos may have been taken when items were newly installed, and do not necessarily mean they are new or will be provided when a tenancy starts. NOTE - a wide angle lens may have been used to ensure as much of the room is included for viewers information.

Property Information

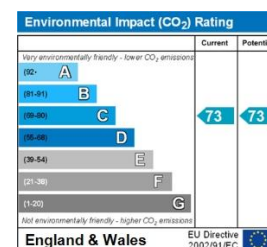
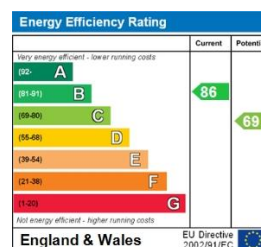
EPC rating C. Length of tenancy - 12 months. Property Type - Terraced House. Property Construction - Standard. Number & Types of Room - Please refer to the floor-plan. Floor area - 101 sqm. Parking - Check with Cambridge City Council for parking permit. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating sources -

Further Information

The deposit required is £2,423

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.