



Cambridge
Property
Lettings

Available Now



3 bedroom House

Oxford Road
, Cambridge, CB4 3PL CB4 3PL

£1,750 pcm



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 D
- * Gas Fired Heating
- * Oven
- * Fridge
- * Garden studio with shower & wc.
- * Pedestrian access to rear.
- * 1 Bathroom
- * 3 Bedrooms
- * 2 Reception rooms

Situation

A newly RE-DECORATED period home with a wealth of character located in this highly regarded residential area approximately a mile north of Cambridge City Centre with nearby local amenities, University Colleges, and major road links. Accommodation in brief comprises, a reception hall, generous living area which can be divided in two with bi-fold doors, a good size kitchen/garden room opening to the back garden, three first floor bedrooms and a family bathroom. A particular feature is the garden STUDIO with shower, WC and hand wash basin, providing the ideal space to work from home. The attractive garden is mainly laid to lawn with gated access to the rear. Resident parking scheme. Sorry, not available to sharers.

Accommodation

Floor Plan

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. Security Deposit = 5 weeks rent worked out as £(rent) x 12 (months in a year) ÷ 52 (weeks in a year) x 5 (weeks).

Non managed Tenancy

Cambridge Property Lettings act as tenant finders only for this property and will reference the tenants. The landlord will liaise with the tenants about all matters relating to the tenancy, prepare the tenancy agreement (a draft can be provided), collect the first rent payment/deposit and register the deposit. The landlord will manage the tenancy.

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 D Length of tenancy - 12 months. Property Type - Mid Terrace House Property Construction - Standard Number & Types of Room - Please refer to the floor-plan. Floor area - 86 sqm. Parking - Permit parking Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating sources - Gas. Broadband Connected - Yes Broadband Type and Mobile Signal/Coverage can be checked via OFcom at, <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=CB41JB&uprn=200>

Referencing

Salary required for referencing purposes must be no less than 36 x one months rent.

Resident parking area

The property is within a Resident Parking area, potential tenants are advised to check its eligibility for a permit if required. <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/parking-perm>

Directions

For satellite navigation purposes the postcode is CB4 3PL.

All measurements are approximate.

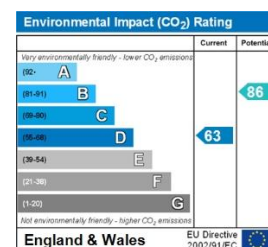
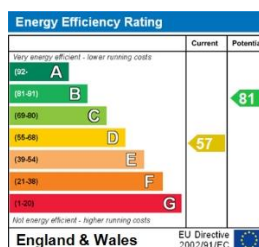
Property Ref: inst-4458

Further Information

The deposit required is £2,019

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.

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cambridge Property Letting Ltd, 2024. Cambridge Property Letting Ltd Registered in England No. 05833061