

Blinco Grove, Cambridge, CB1 7TX

CHEFFINS

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£895 PCM



RENT INCLUSIVE OF UTILITY BILLS, COUNCIL TAX AND WIFI. A well-presented ground-floor double bedroom is available to let within this attractive semi-detached house, located in a convenient south city location. The property comprises four bedrooms, each available for single occupancy only. The accommodation comprises double bedroom with en-suite shower room. Shared kitchen and laundry facilities. Furnished. Available Now. EPC: C and Council Tax Band: N/A. Parking available at an additional monthly cost.

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 (1.3 mile), Addenbrooke's (1.3 mile) and Cambridge city centre (1.3 miles). Distances approximate.







ROOM 1

Window and patio doors to rear aspect. Furniture comprises double bed, bedside, wardrobe, chest of drawers and dressing table with chair. Door to:

EN-SUITE SHOWER ROOM

shower enclosure and wc and wash basin with mirror above.

COMMUNAL KITCHEN/DINING ROOM

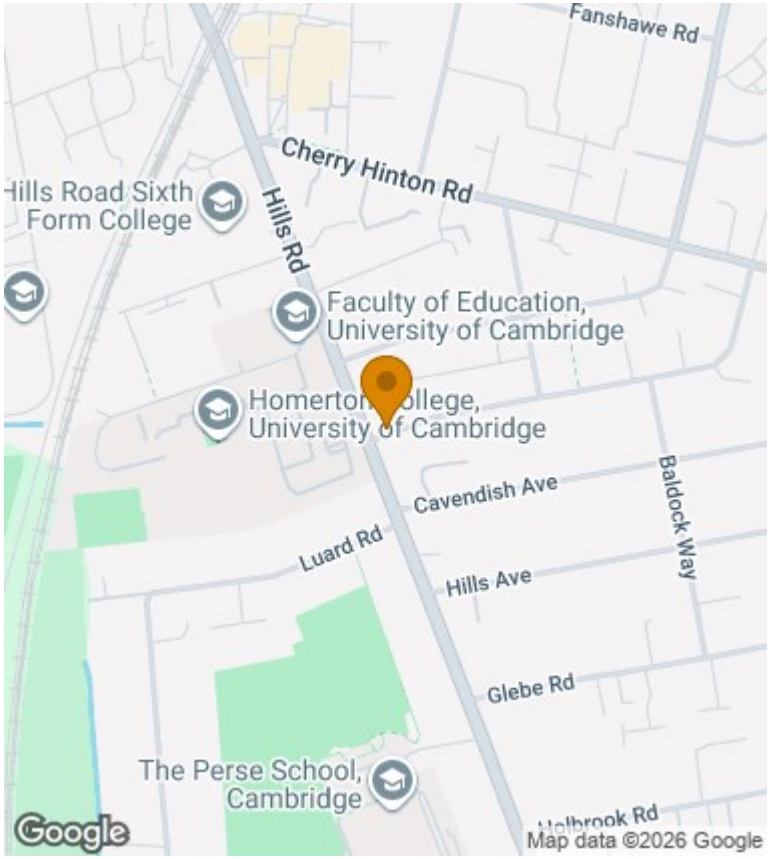
kitchen comprises base and wall units, work tops, sink with window to side aspect above, and appliances comprising oven, electric hob with extractor above, fridge freezer, dishwasher, washing machine and tumble dryer. Dining area with window to front aspect and furniture comprising dining table with chairs.

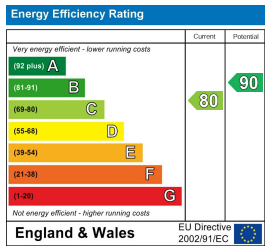
LETTING AGENT NOTES

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

Holding Deposit - £206
Deposit - £1032









Total area: approx. 113.5 sq. metres (1221.5 sq. feet)

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.