

Langham Road, Cambridge, CB1 3SE

CHEFFINS

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3 1 2

£1,995 PCM



- Available from 11/09/2026
- Furnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking
- Garden

A well presented 3 bedroom semi detached house in a highly sought after and extremely convenient south city location. The accommodation comprises entrance hall, 2 reception rooms, kitchen, utility, cloakroom, 2 double bedrooms, 1 single bedroom, bathroom and wc. Off street parking and generous rear garden. Furnished. We regret no sharers. Available from 09/11/2026. EPC: C and Council Tax Band: D.









LOCATION

The property is positioned on a quiet residential street off Perne Road within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.0 mile), Addenbrooke's (1.2 miles) and Cambridge city centre (1.5 mile). Distances approximate.

ENTRANCE HALL
stairs rising to first floor and doors to with access to sitting room, dining room, kitchen, utility and cloakroom off.

SITTING ROOM
feature electric fireplace, shelving to alcove, bay window to front aspect and furniture including sofa, arm chair and side table.

DINING ROOM
feature electric fireplace, sliding patio doors to rear garden, Velux skylight, hatch to kitchen and furniture including dining table with chairs.

KITCHEN
base and wall units, work tops, 1.5 bowl sink with window to side aspect above, further window to rear aspect, integrated appliances including oven, gas hob with extractor hood above, microwave and freezer, freestanding appliances including fridge and dishwasher, air conditioning unit, hatch to dining room and side door to rear garden.

UTILITY
base units, work top, sink, washing machine, tumble dryer, wall helving and window to rear aspect.

CLOAKROOM
wc, wash basin with mirrored cabinet above, gas central heating boiler and window to side aspect.

STAIRS/LANDING
window to side aspect and doors to with access to bedrooms, bathroom and wc off.

BEDROOM 1
built in double wardrobes with mirrored doors to alcoves, bay window to front aspect and furniture including double bed.

BEDROOM 2
built in wardrobe to one alcove, airing cupboard to other alcove, window to rear aspect and furniture including double bed.

BEDROOM 3
built in wardrobe and dual aspect with window to front and side aspects, Velux skylight and furniture including single bed.

BATHROOM
shower over bath with shower curtain, wash basin with mirror above, wall cabinet and window to rear aspect.

WC
wc and window to side aspect.

DRIVEWAY
brick paved driveway to the front with space to park at least 2 cars and side gate to:

REAR GARDEN
enclosed rear garden principally laid to lawn with patio, mature shrub and hedgerow borders, large shed with power, lighting and work bench, summer house and vegetable garden to the rear with potting shed and raised beds.

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

Holding Deposit - £460
Deposit - £2301





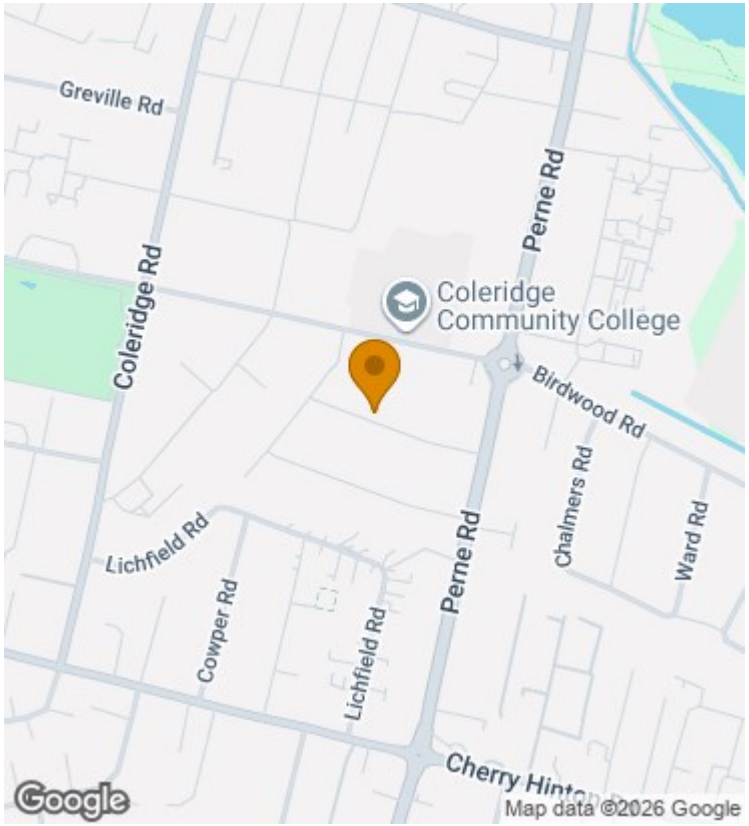


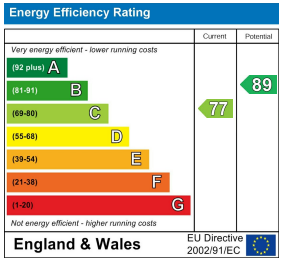


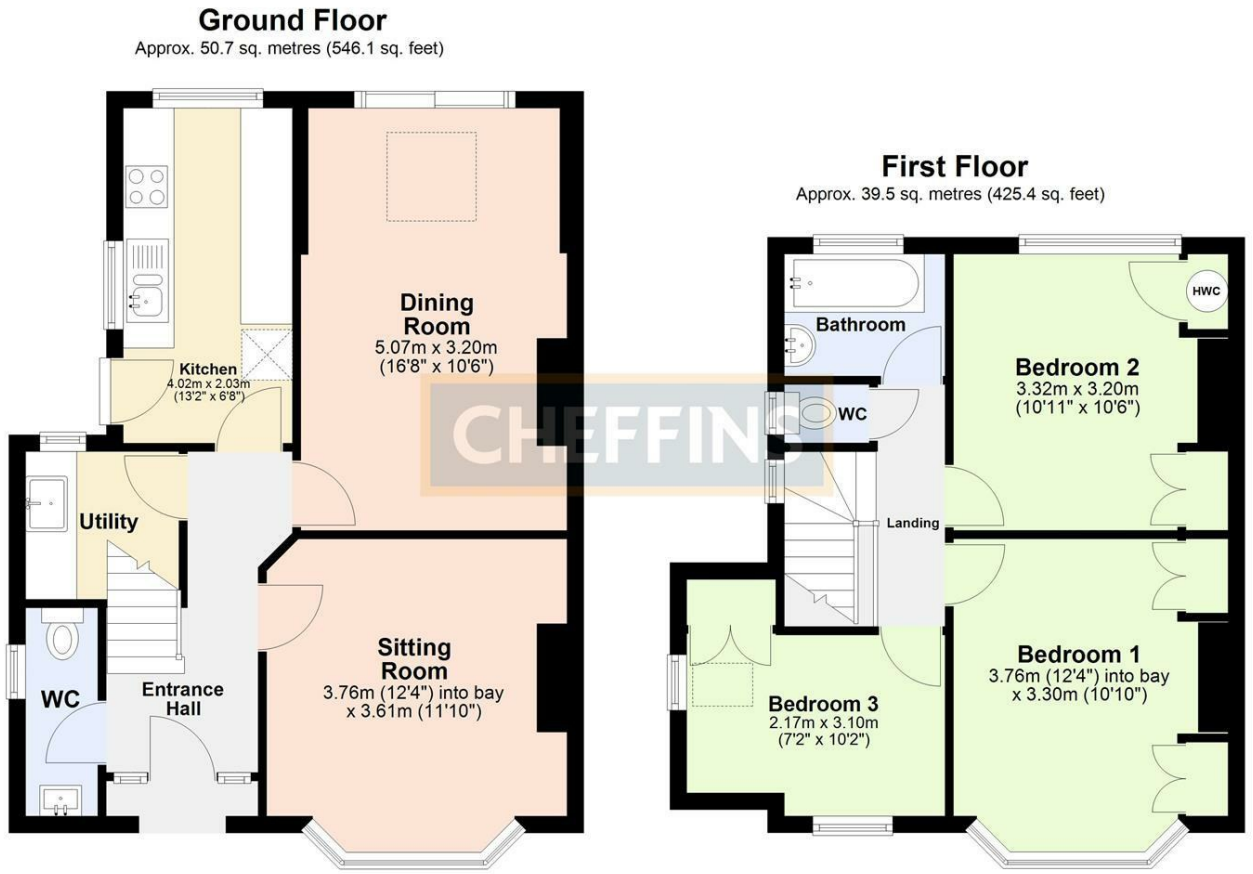












Total area: approx. 90.2 sq. metres (971.4 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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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.