

Gough Way, Cambridge, CB3 9LN

CHEFFINS

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4 1 3

£2,750 PCM



- Available from 30/10/2026
- Unfurnished
- EPC: D
- Council Tax Band: G
- Gas Central Heating
- Off Street parking & Garage
- Front & Rear Gardens

A link-detached 4 bedroom family home located in the highly desirable Newnham district of Cambridge with easy access to the historic city centre and major routes. The accommodation comprises entrance hall, sitting room, dining room, kitchen, utility, study, cloakroom, 4 double bedrooms, bathroom and wc. Off street parking, single garage and open garden to the front and enclosed rear garden. We regret no sharers. Unfurnished. Available from 30/10/2026. EPC: D and Council Tax Band: G.









LOCATION

The property occupies a desirable position just off Barton Road, within the highly regarded Newnham district of Cambridge, approximately 1.5 miles from the city's historic Market Square. The location offers excellent connectivity, with the M11 motorway and Cambridge railway station within easy reach, providing direct services to London. The area is well served by a range of local amenities, including renowned educational establishments, healthcare facilities, shops, restaurants and public houses, together with an abundance of attractive green spaces.

ENRANCE HALL
stairs rising to first floor, parquet flooring, doors to kitchen and cloakroom and open to:

DINING ROOM
hatch to kitchen, parquet flooring, windows to side aspect, under stairs cupboard and door to:

SITTING ROOM
feature fireplace with electric fire, fitted cabinets and shelving, parquet flooring, large window to rear aspect and patio doors to side aspect with access to garden.

KITCHEN
base and wall units, sink with window to front aspect above, freestanding appliances including double oven with electric hob and extractor hood above, fridge freezer and dishwasher, pantry cupboard, hatch to dinging room, tiled floor and door to:

UTILITY
base and wall units, work tops, sink, space and plumbing for a washing machine (appliance can be provided), tiled floor, windows and door to rear aspect with access to garden and door to:

STUDY
tiled floor and windows to front and side aspects.

CLOAKROOM
wc with window to front aspect above and wash basin with mirror above.

STAIRS/LANDING
window to side aspect. All first floor rooms area accessed off the landing.

BEDROOM 1
built in double wardrobe and windows to rear and side aspects.

BEDROOM 2
window to front aspect.

BEDROOM 3
built in double wardrobe and window to rear aspect.

BEDROOM 4
window to side aspect.

BATHROOM
shower over bath with glass shower screen, wash basin, mirrored cabinet, heated towel rail, airing cupboard housing hot water cylinder and windows to front and side aspects.

WC
wc, wash basin and window to front aspect.

OUTSIDE
gravelled private driveway providing off street parking for 2 vehicles and access to a single garage with up and over door door, work bench and pedestrian door to rear garden. Driveway is and adjacent to an open front garden principally laid to lawn with well stocked shrub and flower borders and pathway to entrance door with porch. Enclosed garden to the rear principally laid to lawn with patio, well stocked shrub and flower borders, mature trees, shed and green house.

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

Holding Deposit - £634
Deposit - £3173





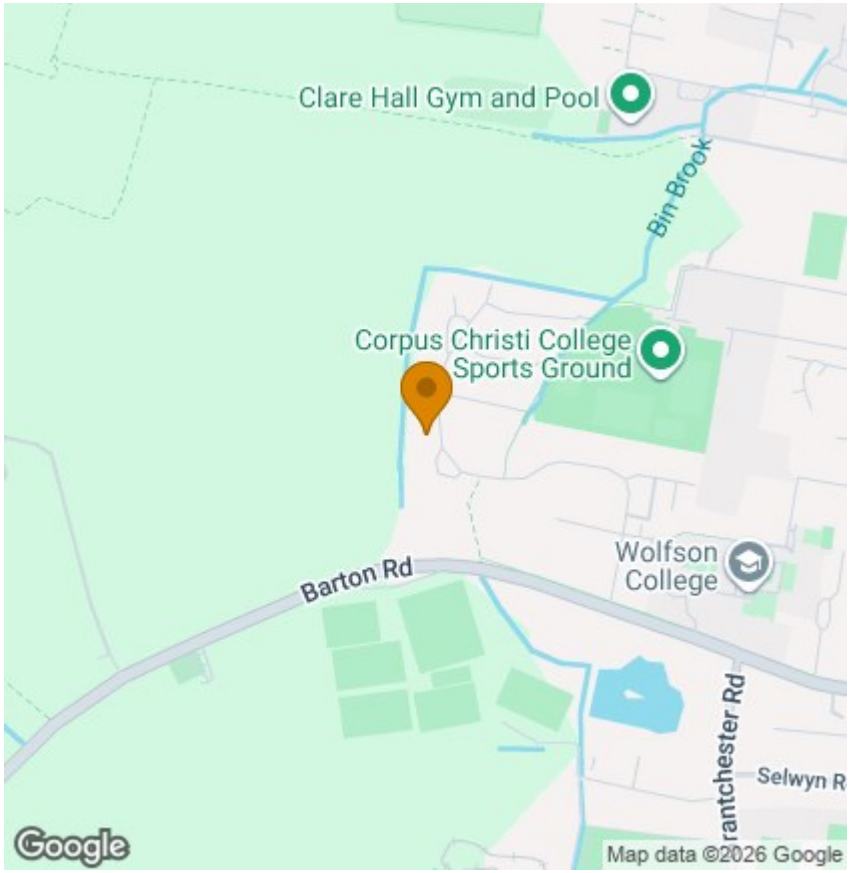


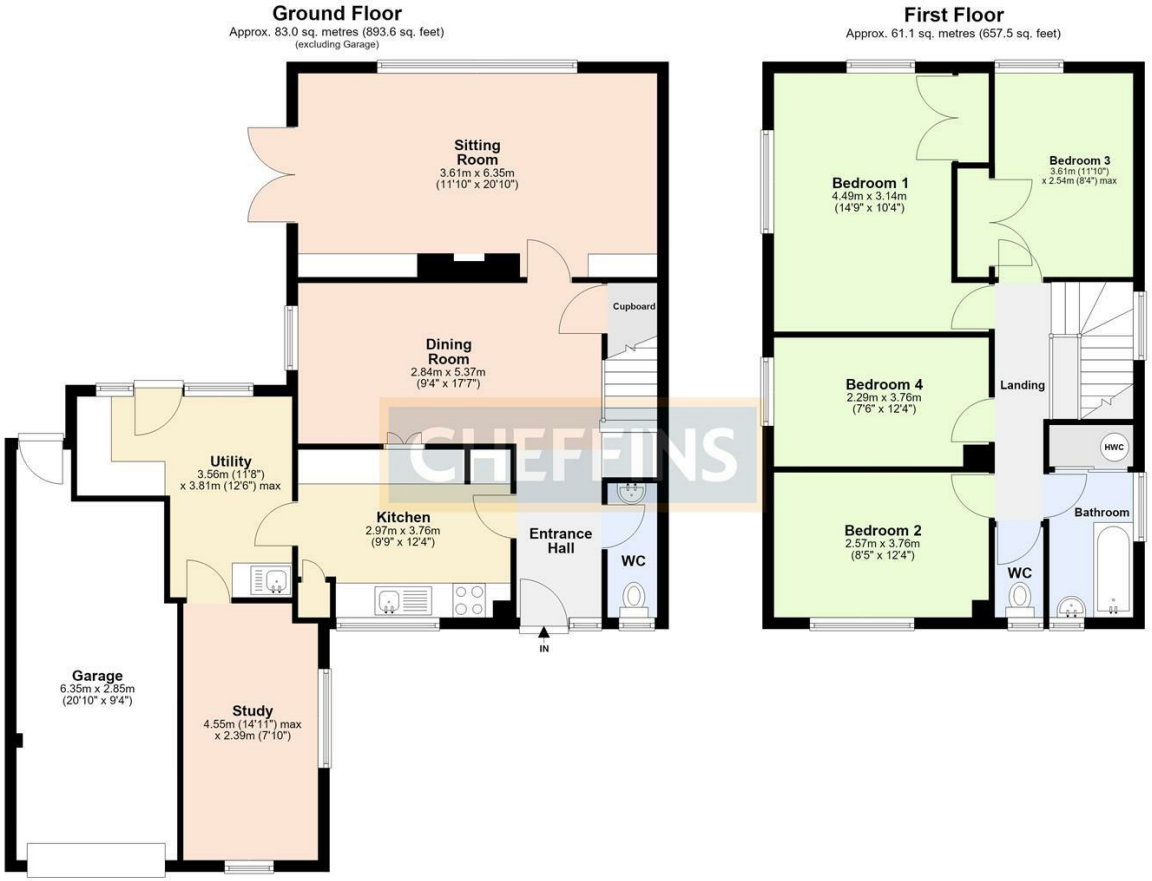




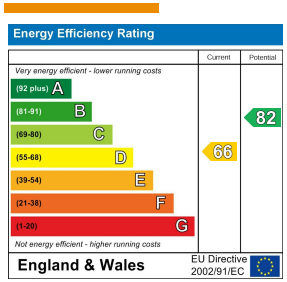








Total area: approx. 144.1 sq. metres (1551.1 sq. feet)



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.