



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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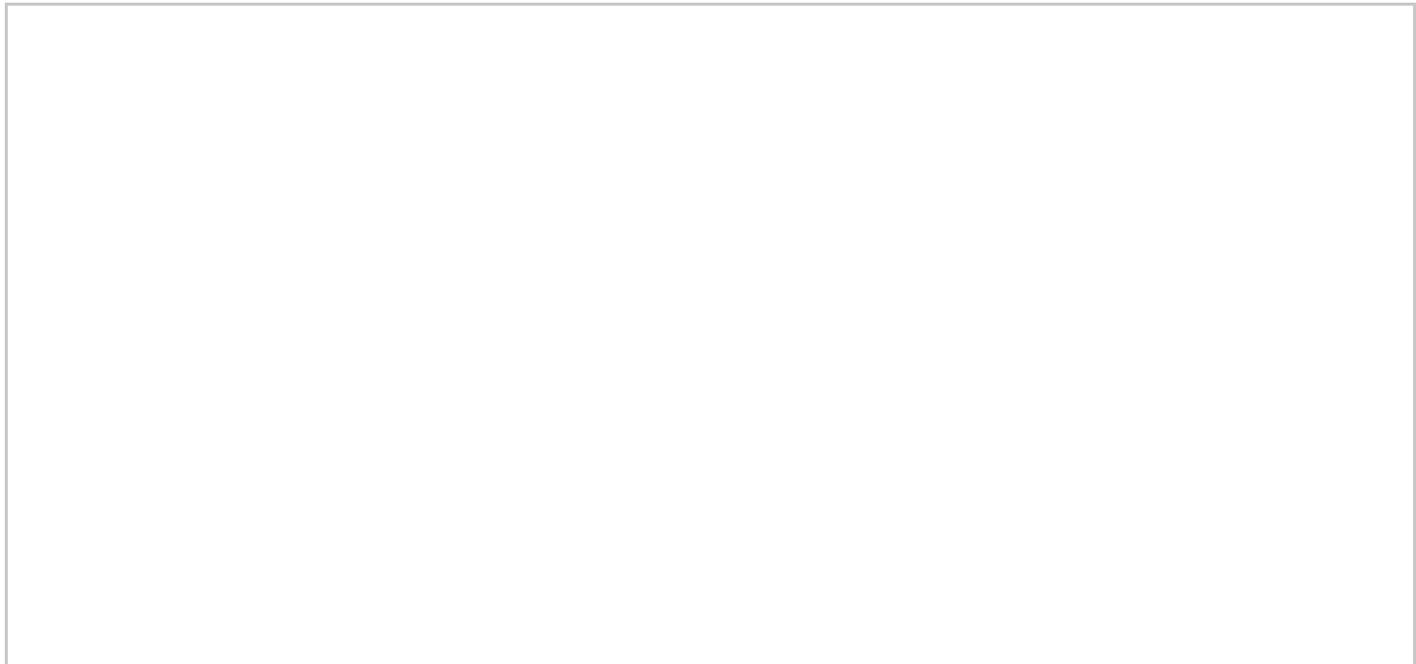
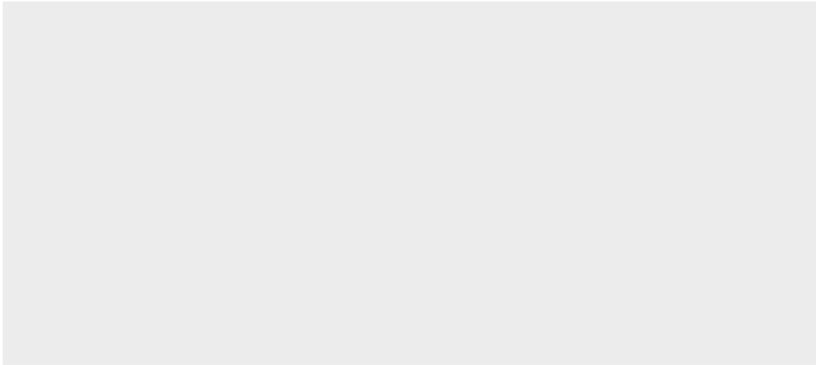


TO LET



45 Coleridge Road, Cambridge, CB1 3PH

£2,100 Per Month



Directions

THE PROPERTY

This charming house on Coleridge Road offers a comfortable and convenient living space, perfect for families or professionals. The ground floor comprises three reception rooms, a fully equipped kitchen, and a practical downstairs WC. Upstairs, there are three well-proportioned bedrooms and two family bathrooms, ensuring plenty of space and convenience for all residents. Outside, the property benefits from a large private garden and a designated parking space a parking permit is also attainable from the council for the front of the property. Ideally located in the heart of Cambridge, it provides easy access to local amenities and the city's attractions. This property will be managed by RAH.

Ground Floor

Living / Dining Room: 7.14m x 3.23m (23'5" x 10'7")

Kitchen: 3.23m x 2.69m (10'7" x 8'10")

Rear Room / Garden Room: 3.96m x 3.00m (13'0" x 9'10")

First Floor

Bedroom 1: 2.92m x 4.06m (9'7" x 13'4"), narrowing to 7'2"

Bedroom 2: 3.15m x 2.39m (10'4" x 7'10")

Bedroom 3: 2.57m x 2.31m (8'5" x 7'7")

EPC Rating: D

Council Tax Band: C

Minimum 12 Month Tenancy

Deposit: £2480

Holding Deposit: £390

SITUATION

