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TO LET



149 St. Matthew's Gardens, Cambridge., CB1 2PS

£2,200 Per Month

- Four storey townhouse
- 1322.1 sqft / 122.8 sqm
- Built in 2004
- Allocated parking in undercroft parking area
- 3 beds, 2.5 baths, 3 reception rooms
- Plot size - approx 0.02 acres
- Gas-fired heating to radiators
- EPC - C / 77

THE PROPERTY

A modern four storey, three-bedroom townhouse, located in Petersfield occupying a central position within this popular development, perfectly placed for the city centre, Mill Road and Cambridge station. This spacious family home feeds into St Matthew's Primary School and Parkside Community College.

The accommodation is arranged over four immaculately presented floors, extending to 1322 sqft, providing flexible living/home working spaces with a recent upgrade to the family bathroom.

The lower ground floor is made up of a generous kitchen/dining room with access to front and rear outside areas. The kitchen is well-equipped and has a range of matching contemporary units and drawers, extensive working surfaces and a range of integrated appliances. The dining area has an attractive bay with views of and access to the garden.

The upper ground floor level comprises a reception hall, cloakroom/WC, study and a charming sitting room with a bay window overlooking the rear garden.

The first-floor landing area leads to an impressive and recently refitted bathroom suite and two spacious double bedrooms, with bedroom two benefiting from built-in wardrobes. The principal bedroom suite spans the whole of the second floor and boasts an ensuite shower room walk-in wardrobe.

Outside, there is a landscaped rear garden, which provides a high degree of privacy and a east-facing aspect. Allocated parking for one vehicle is within the undercroft parking area.

EPC Rating: E
 Council Tax: E
 Minimum 12 Month Tenancy
 Deposit: £2530
 Holding Deposit: £390



SITUATION

Directions

