



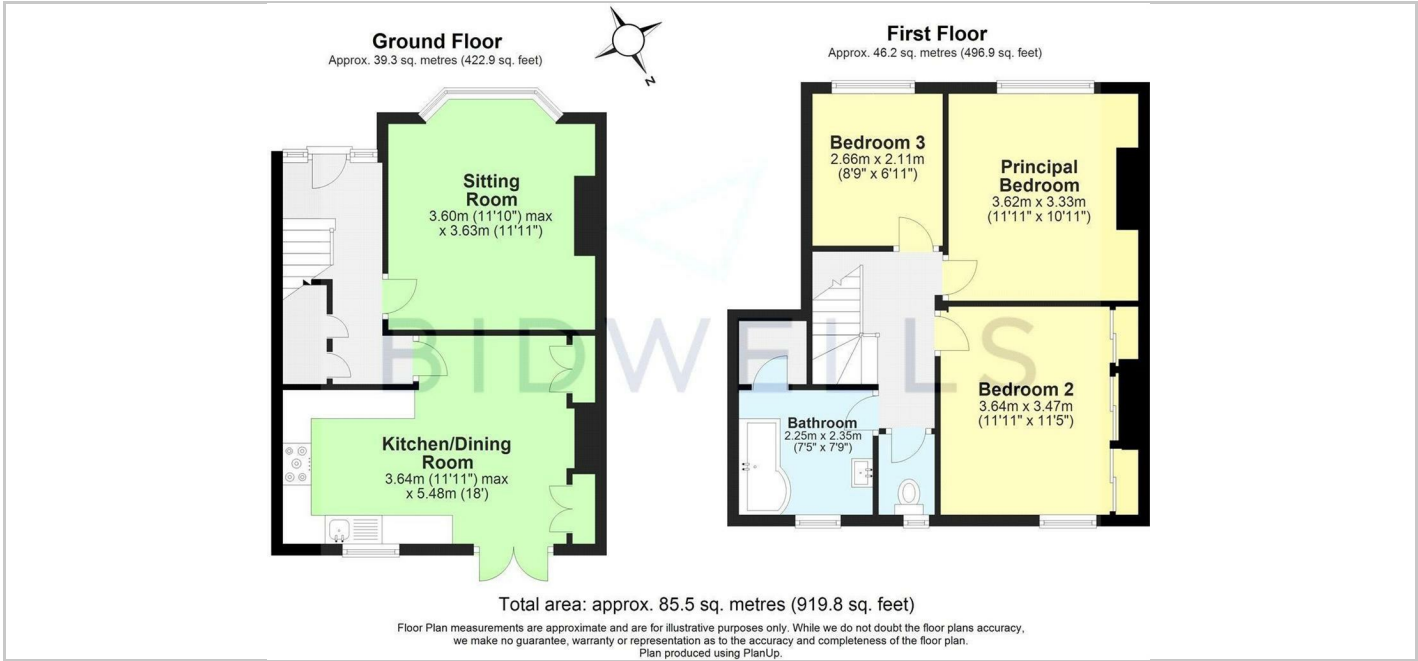
Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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297 Cherry Hinton Road, Cambridge, CB1 7DB

£2,150 PCM



Directions

THE PROPERTY

A well-presented three bedroom mid-terraced house, which offers excellent access to Addenbrookes, railway station and local shops. The ground floor comprises entrance hall, living room with bay window, kitchen/dining room featuring integrated dishwasher and fridge/freezer, gas hob with extractor, washing machine and double oven. Upstairs are three bedrooms, one with large sliding wardrobe and a modern four piece bathroom and separate W/C. To the rear of the property is a good-sized garden with additional side access, mainly laid to lawn with deck off the kitchen. To the front of the property is a block-paved driveway for two cars.

- EPC Rating D
- Council Tax Band C
- Deposit £2480
- Holding Deposit £390
- Minimum Tenancy Length 6 months

SITUATION

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	