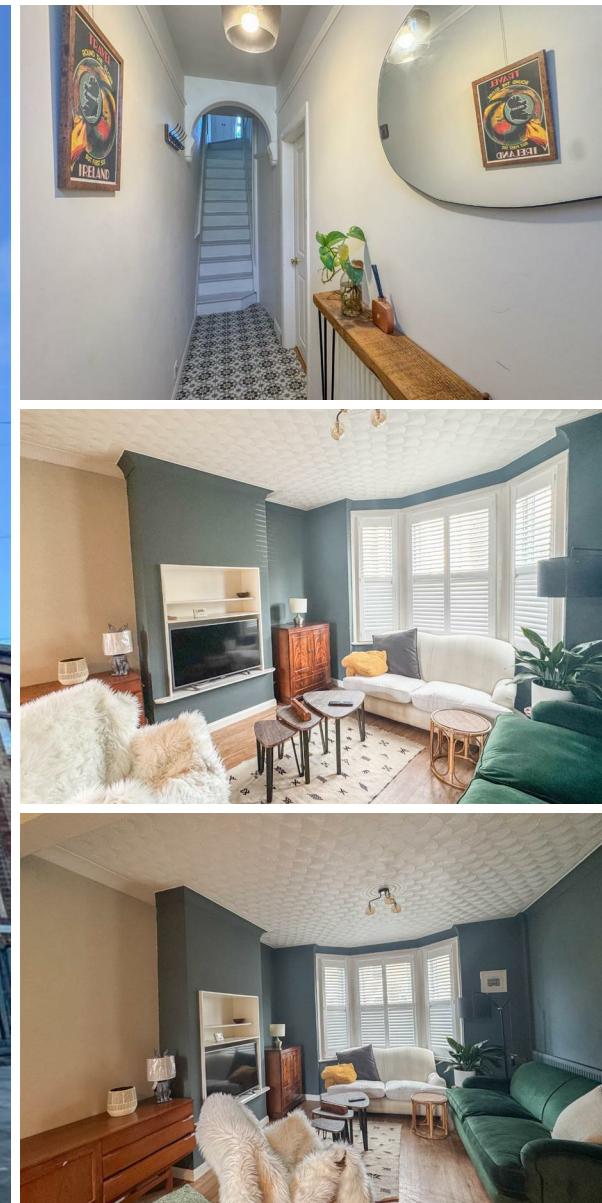




Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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29 Belgrave Road, Cambridge, CB1 3DE

£2,200 Per Month

THE PROPERTY

Nestled on the popular Belgrave Road in Cambridge, this well-presented terraced property is available to rent and offers practical, well-balanced accommodation arranged over two floors. The home is offered fully furnished, providing a convenient, ready-to-move-into rental opportunity.

The ground floor comprises a spacious open-plan living and dining area, creating a versatile layout suited to modern living. The separate kitchen is positioned to the rear and benefits from ample cupboard storage and worktop space, ensuring functionality for everyday use.

Upstairs, the property features three well-proportioned bedrooms, including two generous double rooms and a single bedroom, which could also serve as a study or home office. The family bathroom is located on the ground floor.

Externally, the property benefits from a private rear garden, offering useful outdoor space suitable for outdoor dining or additional storage.

Ideally situated, the property is within easy reach of local amenities, schools, and transport links, with convenient access to Cambridge city centre and its wide range of shops, restaurants, and employment hubs. This is an excellent opportunity to rent a fully furnished home in a well-connected and desirable area of Cambridge.

Council Tax Band: D

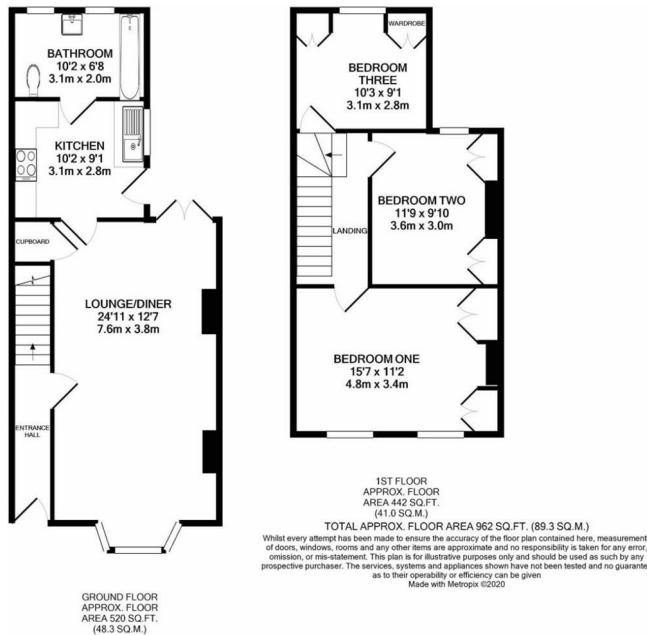
EPC Rating: C

Minimum 12 Month Tenancy

Deposit: £2500

Holding Deposit: £380

SITUATION



Directions

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

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