



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

28 Hardwick Street, Cambridge, CB3 9JA

£3,200



THE PROPERTY

Situated in the highly desirable area of Newnham, Cambridge, this elegant four-bedroom semi-detached home offers a perfect blend of character, space, and modern living. The property boasts high ceilings and large windows that enhance the sense of space and light throughout, while many original features add charm and character to the home. The property features four well-proportioned bedrooms, two bright and spacious reception rooms, a kitchen with integrated appliances, three modern bathrooms, and a convenient WC, making it ideal for families.

Outside, the property benefits from a charming courtyard garden, providing a peaceful outdoor space.

Newnham is known for its peaceful, village-like atmosphere while being within easy reach of the city Centre and easy access to the M11. The area offers excellent local amenities, highly regarded schools, and beautiful green spaces, including Lammas Land and Grantchester Meadows. Scenic walks along the River Cam and nearby cycling routes further enhance the appeal of this prime location.

Council Tax Band: G

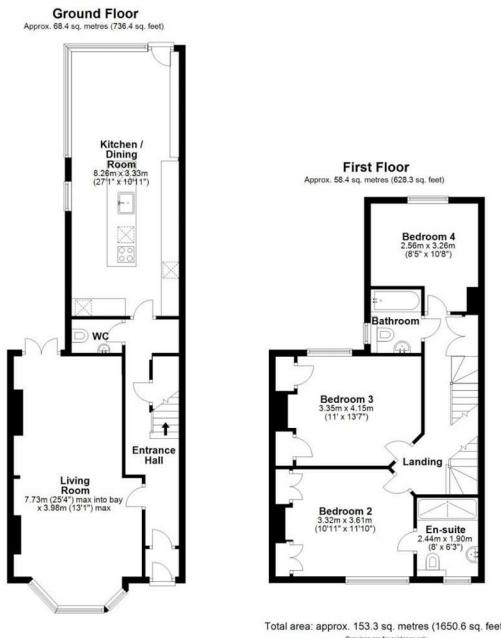
EPC Rating: D

Minimum 12 Month Tenancy

Deposit: £3690

Holding Deposit: £390

SITUATION



Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		66
(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			