



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET



45 Coleridge Road, Cambridge, CB1 3PH

£2,150 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. 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: C
Council Tax Band: D
Minimum 12 Month Tenancy
Deposit: £2480
Holding Deposit: £390

SITUATION

