

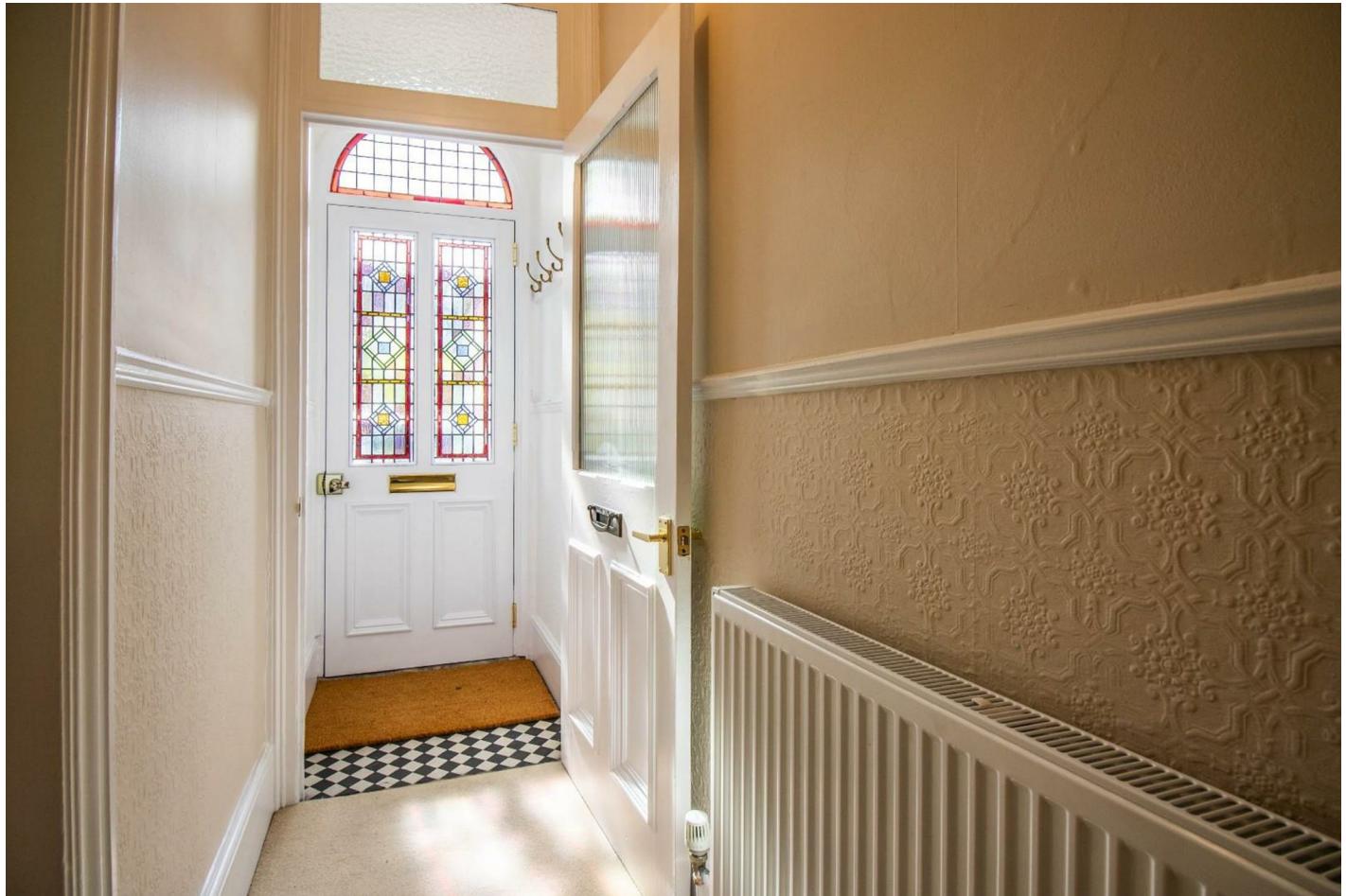


Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://rah.co.uk)



3 St Andrews Road, Cambridge, CB4 1DH  
£2,300 PCM



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- Available Now
- Character Property
- Central Location
- Fully fitted Kitchen
- Newly Refurbished
- Three Double Bedrooms
- Landscaped Garden
- White Goods Included

## Description

An unfurnished, recently refurbished three-bedroom end-of-terrace house, ideally located with easy access to the city centre, A14 and the Science Park.

The property is entered via a charming stained-glass front door into a small porch, leading through to an entrance hall with a characterful archway. This provides access to the open-plan living and dining area, featuring a bay window, attractive feature fireplace and patio doors opening onto the rear garden. A modern, fully fitted kitchen/breakfast room completes the ground floor and also offers direct garden access.

Upstairs, the first floor comprises three bright and spacious double bedrooms, along with a contemporary family bathroom.

To the rear is a well-maintained garden, mainly laid to lawn with planted borders, a patio area, storage shed and rear access. On-road parking is available.

This property will be managed by the Landlord directly.

Council Tax Band: D

EPC Rating: E

Deposit: £2650

Holding Deposit: £390

Minimum tenancy length 12 months

### Parking

There is on street parking

### White Goods

Fridge Freezer, Hob, Extractor Hood, Oven, Washer Dryer

### Utilities, Bills and Payments

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

### Supply

Electricity Supply: Mains

Water Supply: Mains

Heating Supply: Mains Gas boiler, radiators

Sewerage Supply: Mains

### Broadband

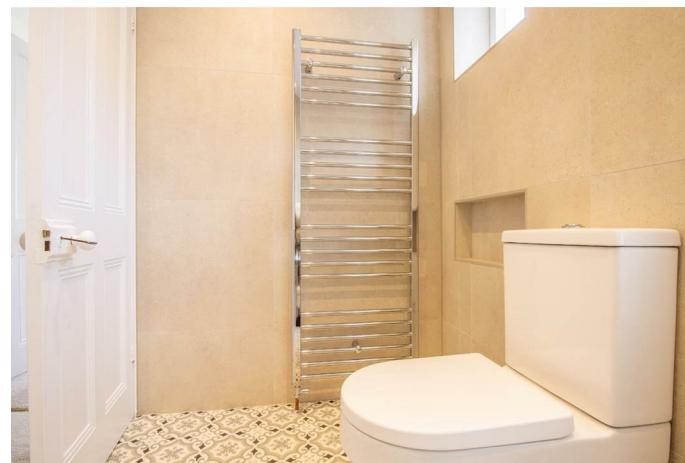
Fibre to premises/Ultrafast (FTTP) AND Fibre to cabinet/Superfast (FTTC) AND Standard/Copper (ADSL) broadband is available at the property, please refer to Ofcom to check for supply coverage and speeds.

### Mobile Phone Coverage

Mobile provider EE, Three, O2 and Vodafone are likely to have good coverage for voice and data. Please refer to Ofcom for guidance on mobile availability in the area.

### Restrictions/Easements

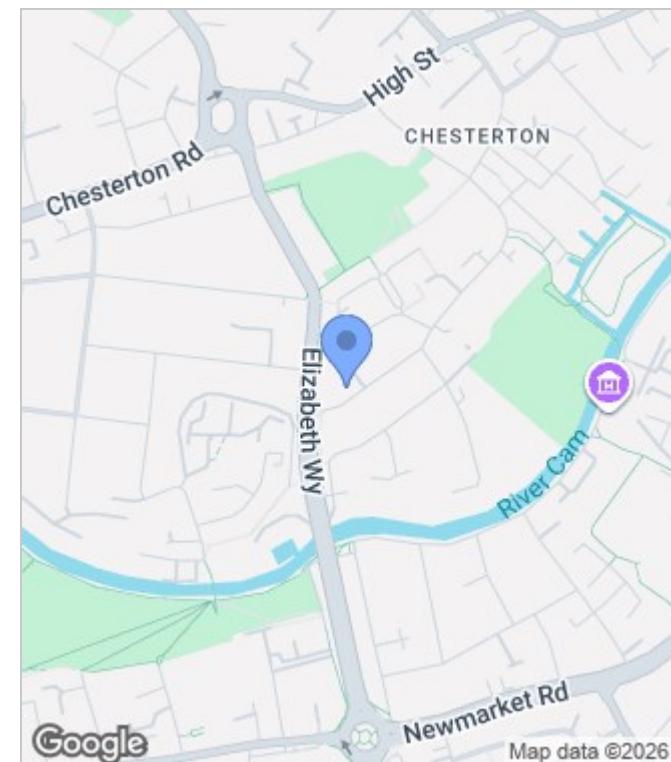
The passageway on the left side of the property has shared access with neighbours of the terrace.



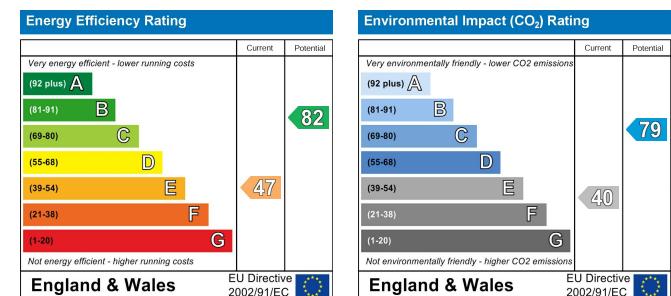
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.