

Type: House	Number of rooms	Additional features	Restrictions
Price: £1,400 pcm	2 bedrooms	Unfurnished	No children
Area: Cambridge	2 reception rooms	Alarm	No smoking
Available: Aug 2010	1 bathroom	Large garden	No pets
		Gardener	
		Free street parking	

Most pleasantly situated, only about 1 mile north-east of the City Centre of Cambridge, off Chesterton Road, with local shopping facilities and buses. The river Cam and adjoining areas of Jesus Green and Midsummer Common are only a short walk from the property, offering a particularly pleasant journey into the heart of the City.

Parking in the street is exclusive and free to residents and visitors, an unusual feature so close to the City Centre.



- Victorian city residence
- One mile city centre
- Tastefully modernised
- Gas central heating
- Reception hall
- 2 separate reception rooms
- Fitted kitchen
- Water softener
- 2 bedrooms
- Re-fitted bathroom
- Small front garden
- Own side entrance
- 110' feature rear garden
- With summer house
- Free residents parking

Contact: inter-let@whittle.org.uk

Ground floor

Reception hall

With matwell, double thermostat radiator, radiator cover, coving, Seagrass carpeting, coat peg rack, and decorative archway.

Front living room

About 13'11" × 11'8" into bay (4.3m × 3.5m) with decorative panelling below, marble and cast iron period fireplace with tiled hearth. Double thermostat radiator, coving, T.V. aerial point, curtains, and painted wood floor.

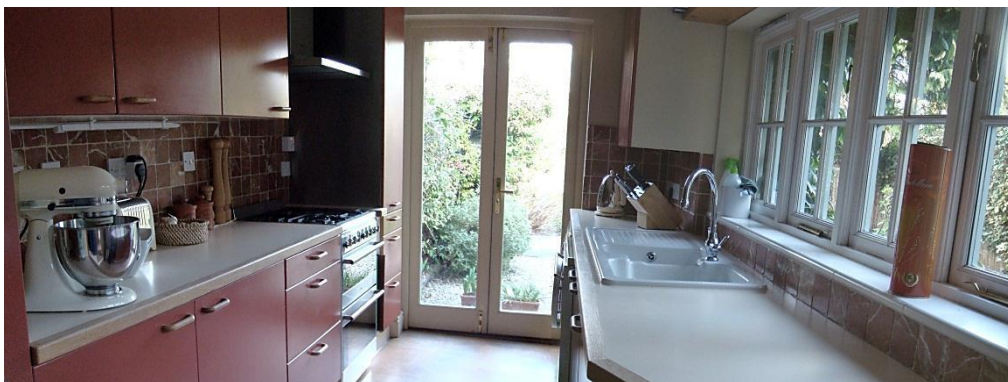


Rear dining room

About 11'4" × 9'8" (3.5m × 3m) plus shelved storage cupboards to adjoining recesses. Thermostat radiator, painted wood floor, part fitted with Seagrass carpeting and hinged dresser concealing the under-stairs storage area. Stairs off.

Rear/side kitchen

About 12' × 7'6" (3.7m × 2.3m) fitted with twin bowl white Villeroy and Boch porcelain inset sink with mixer tap. Cupboards, drawers and working surfaces on both sides with oak wood trim, all cupboards, tall storage, cupboard with pull-out trays and tall pull-out larder unit. High level oak display shelf, marble tiled splashbacks, double thermostat radiator, six inset ceiling lights, Miele extractor hood, Smeg cooker, dishwasher and washing machine, built-in fridge and freezer, compact Kinetico water softener, Potterton Envoy gas wall mounted boiler concealed within wall cupboard, double glazed windows and two double glazed doors to rear garden.



First floor

Approached via wide pine staircase with oak handrail.

Lobby landing

With decorative archway, coving and access to re-insulated roof space.

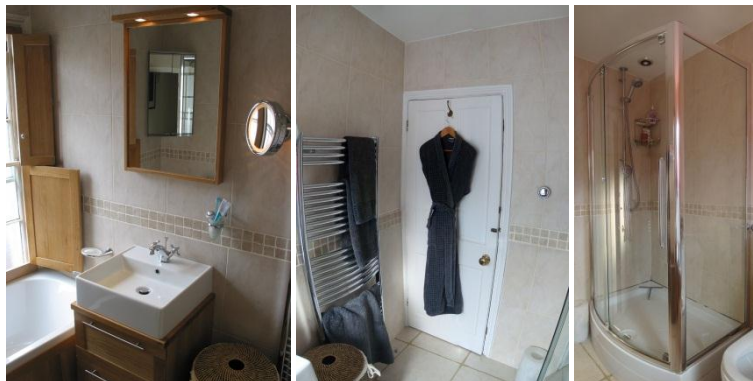


Rear bedroom 1

About 11'3" × 9'8" (3.5m × 3m) with stained wood floor, thermostat radiator, range of fitted wardrobes incorporating airing cupboard with lagged tank and immersion heater. Natural oak window shutters.

Front bedroom 2

About 11'10" × 8'6" (3.6m × 2.6m) including double fitted wardrobe with cupboards above but excluding deep door recess. Thermostat radiator, stained wood floor, coving and natural oak window shutters.



Luxury bathroom

About 8'5" × 6'4" (2.6m × 2m) re-fitted with white suite of bath, mixer/shower attachment, double stall shower cubicle with automatic Aqualisa thermostatic shower unit, hand basin and close coupled w.c. Fully tiled walls and floor, chrome heated towel rail, chrome illuminated shaving mirror, chrome double mirror fronted corner cabinet, natural oak Miller of Sweeden vanity, oak framed illuminated mirror, low voltage inset ceiling lights (one incorporating extractor fan), all with dimmer light control. Natural oak window shutters.

Outside

Small front garden

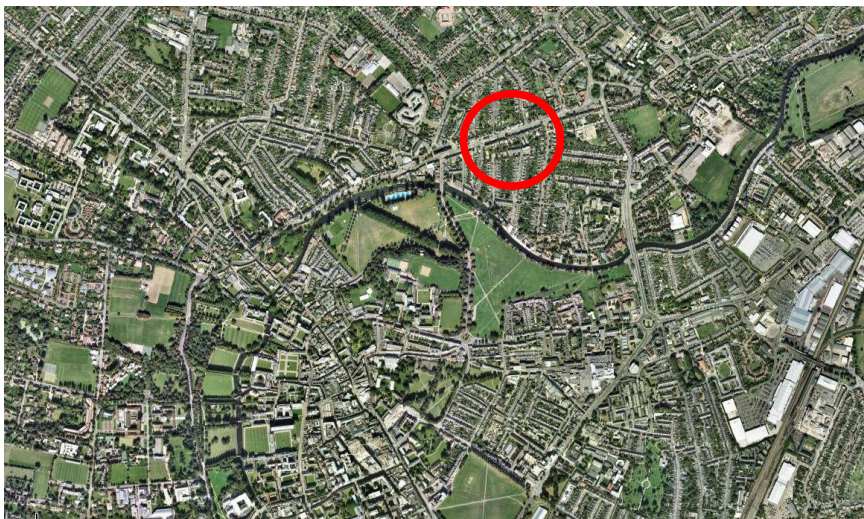
Enclosed by wrought iron railing and two gates, one giving access to:

Private enclosed side entrance

Ideal to store bicycles (include a wall hook) and bins. Leading to:

110' long rear garden maintained by gardener

(to rear of kitchen) undoubtedly one of the features of the property as illustrated, well enclosed, laid out with ornamental paving/Cotswold chippings, path, lawn, well stocked flower beds, two external lights, small brick store, water tap. **Summer house** with power and light to pebbled area with mature palm tree giving this area of the garden a beach theme, beyond which is a further vegetable garden area with greenhouse, store with power, rain water storage, and large open fronted store resembling a small open bay barn.



Additional photos at: <http://tinyurl.com/yyo9psn>