



Radcliffe & Rust
Residential sales & lettings

34 Mandrill Close, Cambridge CB1 9TN
£1,250 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this two bedroom property in Mandrill Close, Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, about two miles from Addenbrooke's Hospital and three miles from Cambridge Central Railway Station. The stunning grounds of Cherry Hinton Hall are located just off Cherry Hinton Road, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served villages in the city. This property is in the catchment area for Cherry Hinton Church of England voluntary controlled Primary which is 0.5 miles from the property and was rated Good in their latest Ofsted inspection in 2018, around a 10 minute walk and the Netherhall School for secondary education which is 1.4 miles away. Cambridge has become the focus of the countries technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton has become a popular area for those working in these tech industries, such as ARM holdings, just over one mile away, the new Bio medical Campus which is just is two miles to the west, and the renowned Science and Business Parks that are just three miles to the north.

Radcliffe & Rust Letting Agents are delighted to offer this modern two bedroom terraced property to let in the popular village of Cherry Hinton. Offering good sized living space and a private enclosed rear garden, this property would work fantastically for a family or professionals working in Cambridge.

Located in a quiet cul de sac, the property benefits from modern double glazing and fixtures and fittings. The hallway in this property has wood laminate flooring which is continued in to the kitchen and downstairs cloakroom. The cloakroom has a low level W.C and hand basin and a striped roller blind. The kitchen offers a combination of white shaker style wall and base units, a freestanding oven and grill, stainless steel sink with drainer, dishwasher, washing machine, full height fridge/freezer and the walls are adorned with sand coloured metro tiles. The living and dining room is at the back of the property and offers a lovely light space thanks to the French doors leading to the back garden with full length windows either side. The stairs to access upstairs are also within this room.

Upstairs, the master bedroom overlooks the rear of the property and has the benefit of a built-in wardrobe. This great sized room could comfortably house a double bed as well as other furniture. Bedroom two overlooks the front of the property and could easily fit a single bed or could be used as an office or nursery if required. The family bathroom has modern grey rectangular tiles, a bath with shower, W.C and hand basin.

Externally there is an enclosed rear garden with a shed and gate out to the rear of the property. The garden is mainly laid to lawn with a selection of trees and shrubs. To the rear of the property there is an allocated parking space.

In summary this property is modern, move in ready and offers the new tenants a fantastic location to live.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

Agents notes

Tenure: Freehold
Council tax: Band C = £1,752
Initial 12 month agreement
Sorry no pets, non smokers only please
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
 $1 \text{ month's rent} \times 12 / 52 = 1 \text{ week's rent.}$
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

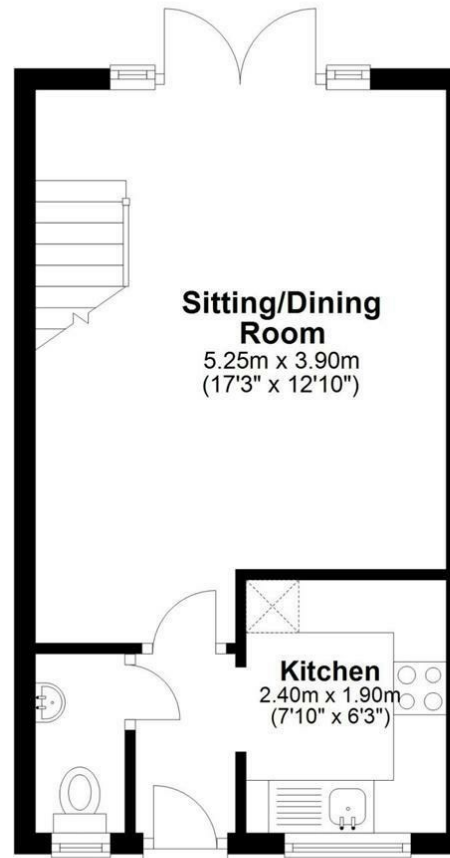
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
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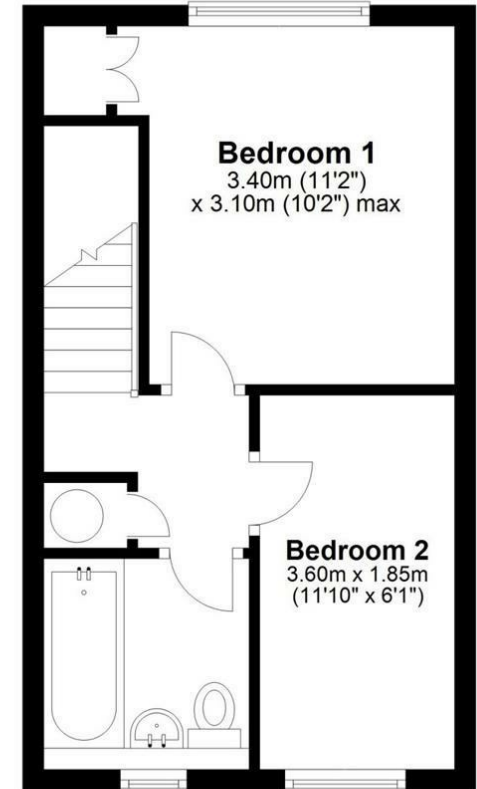




Ground Floor
Approx. 27.5 sq. metres (296.0 sq. feet)



First Floor
Approx. 27.5 sq. metres (296.0 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

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