



Violet Close

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A two bedroom house conveniently located for easy access to Addenbrookes Hospital and the city centre.

£1,400 pcm

Violet Close, Cambridge,  
CB1 9YW



This modern terrace house, located in a popular area near Addenbrookes Hospital, offers a comfortable and contemporary living space. The ground floor features an open-plan living/dining room, which is complemented by a newly fitted kitchen equipped with high-quality appliances. Furniture including bar stools, black leather sofas, storage cabinet.



Upstairs, the property includes a spacious master bedroom with furniture, along with a back double bedroom that includes a pull-out bed, and wardrobe. The family bathroom is well-appointed with a separate walk-in shower, basin and toilet.

At the rear of the house, French doors open into a charming and enclosed patio area, ideal for enjoying outdoor activities such as BBQs. Additionally, the property benefits from a small shed and single garage, for convenient parking and storage.

The property has a parking space to the front, double glazing and gas central heating. Available now.





54sqm / 587sqft

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2 bed, 1 bath, 1 recep

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Council tax band - C

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EPC - C / 73

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Gas central heating

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Off road parking

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Patio

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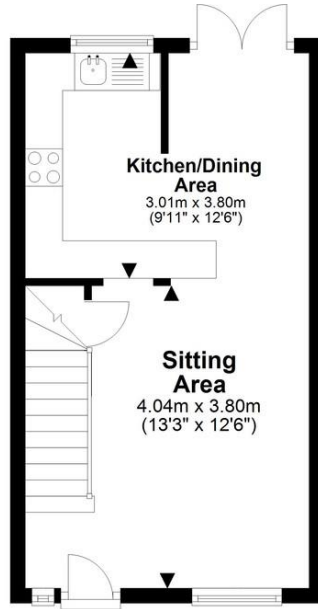
Available December 2024

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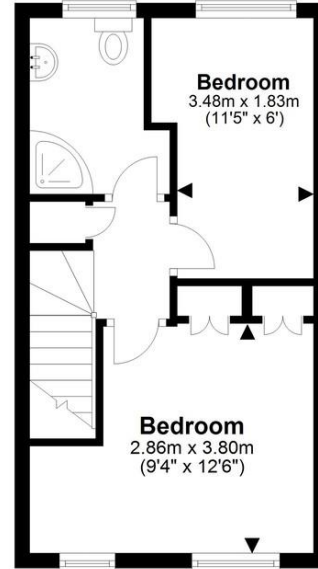
## Ground Floor

Approx. 27.2 sq. metres (292.8 sq. feet)

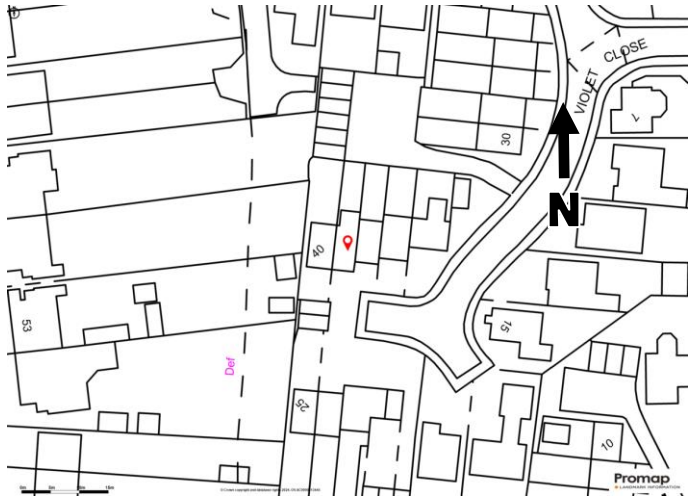


## First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 sq. feet)



Cherry Hinton is a thriving, sought-after suburb just south east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

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