



Radcliffe & Rust
Residential sales & lettings

3 The Mews, Cambridge CB4 1LY
£1,800 PCM

Radcliffe and Rust are pleased to offer to let this stunning and well presented, three bedroom semi-detached property. Tucked away on a small gated road on the north side of the city, the property offers excellent access for both the Business & Science park and is available from at the start of November 2020. Internal accommodation comprises of entrance hall, downstairs cloakroom, large kitchen/dining room, large living room and ground floor bedroom three/second reception room. On the first floor you will find two generous double bedrooms with en-suite shower to master and main bathroom. Outside there is a low maintenance rear garden with side access. Call or email us now to arrange your viewing.



Entrance hall

8'9" x 8'0" (2.69m x 2.44m)

With entrance door encompassing double glazed window to front aspect, double glazed window to front aspect, storage cupboard, downlighters, smoke detector and underfloor heating.

Cloakroom

6'0" x 5'1" (1.83m x 1.57m)

Downstairs cloakroom comprising of low level W.C, vanity wash hand basin, extractor fan, underfloor heating and double glazed obscured window to front aspect.

Kitchen/Dining room

20'0" x 12'0" (6.10m x 3.66m)

Fitted kitchen with matching wall and base units, worktops over with inset one and a half times sink and drainer unit, two electric ovens, electric hob with cookerhood over, washing machine, fitted dishwasher, fitted fridge/freezer, breakfast bar, tiled flooring, underfloor heating, heat alarm, downlighters, double glazed window to rear aspect and double glazed double door to rear aspect leading to garden.

Living room

16'2" x 15'1" (4.93m x 4.62m)

(Measurements not into bay window) With double glazed window to front aspect, underfloor heating, television point and telephone point.

Bedroom three

12'0" x 10'7" (3.66m x 3.23m)

With double glazed window to rear aspect, underfloor heating and airing cupboard housing gas fired central heating boiler and hot water cylinder.

Landing

With stairs rising from entrance hall, smoke detector and rooflight.

Bedroom one

16'9" x 13'5" (5.11m x 4.09m)

(Maximum measurements) With double glazed window to front aspect and rooflight, television point, radiator and door leading to:

En-suite

8'5" x 6'2" (2.59m x 1.88m)

Part tiled suite comprising shower cubicle, low level W.C, vanity wash hand basin, extractor fan, radiator, downlighters and rooflight.

Bedroom two

16'0" x 11'1" (4.88m x 3.40m)

(Maximum measurements) With double glazed window to front aspect and radiator.

Bathroom

Part tiled suite comprising bath with shower over, low level W.C, vanity wash hand basin, radiator, extractor fan, shaver point and rooflight.

Rear Garden

Rear garden mainly laid to lawn with paved patio area, timber fencing, brick built walls and gated side access.

Agent notes

Council tax band E, approx: £2,281.00 per annum.

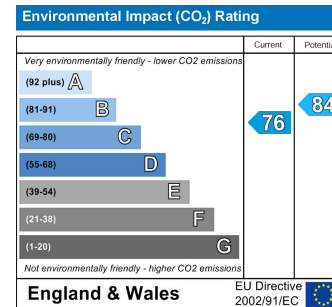
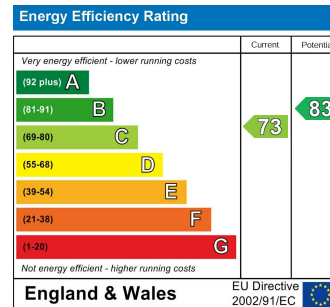
Property Reservation Fee: £415.38 Deposit: £2,076.00

There is a reservation 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 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.







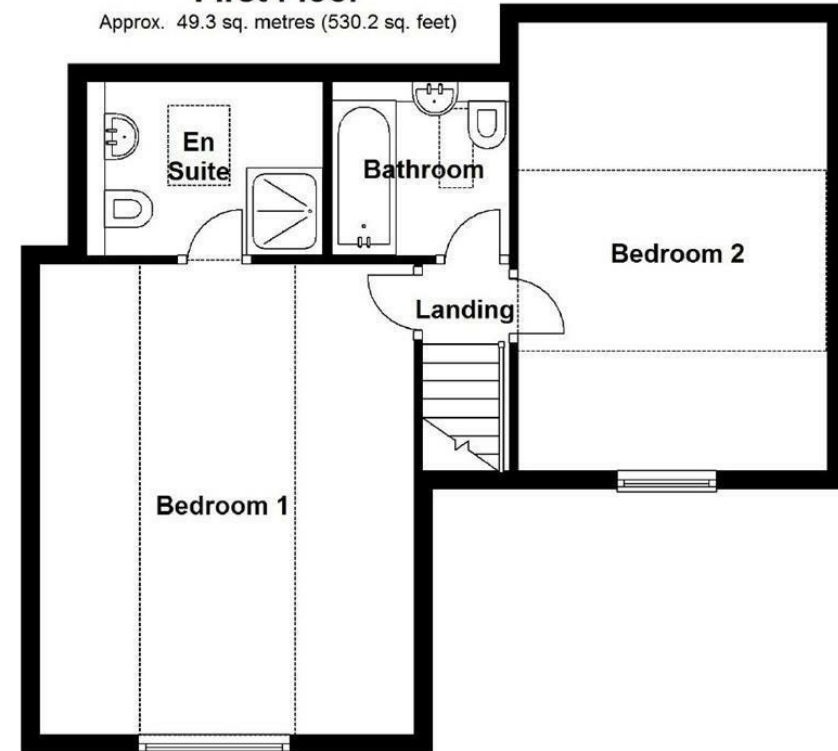
Ground Floor

Approx. 75.4 sq. metres (811.7 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 124.7 sq. metres (1341.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.