

- First floor Maisonette
- Two double bedrooms
- Living Room
- Dining Room
- Utility Room
- Oak flooring
- Part furnished
- Off road parking
- 1.4 Miles from train Station
- 1.4 Miles from Addenbrookes

**35 Tiverton Way  
Cambridge CB1 3TU  
£1,200 PCM**



A recently refurbished two bedroom first floor maisonette. Located in this popular, quiet road, just off Birdwood Road, offering excellent access to Addenbrookes Hospital, Cambridge Railway Station, Cambridge City Centre, Mill Road and Sainsbury's Super Store. The property is also walking distance to the shuttle bus stop to the Genome Campus at Cherry Hinton road roundabout. The property itself features a ground floor entrance hall with space for coats and shoes and a staircase leading to the first floor landing. Laminate flooring throughout the upstairs, a generous sitting room, dining room, fitted kitchen, utility room, two double bedrooms and bathroom. Outside the property benefits from communal off road parking. Available for tenancy from the week commencing the 25th of January 2021.

## Ground floor

### Entrance hall

With solid wood entrance door to rear aspect, stairs leading to first floor landing, understairs storage area, new carpet.

### First floor

With stairs leading from ground floor entrance hall, loft access, radiator, with door to:

### Dining room

14'01" x 8'09" (4.29 x 2.67)

(max measurements) With two double glazed windows to front aspect, radiator, telephone point, television point, Virgin Media point, with door to living room and kitchen.

### Living room

13'08" x 12'00" (4.17 x 3.66)

(max measurements) With double glazed window to front aspect, radiator, telephone point, television point, Virgin Media point.

### Kitchen

8'09" x 5'06" (2.67 x 1.68)

With double glazed window to front aspect, fitted with a matching range of wall and base units with worktop space over, inset sink and drainer unit, built in electric oven with 4 ring gas hob over and filter unit above, laminate flooring, open plan to:

### Utility room

5'07" x 4'06" (1.70 x 1.37)

With double glazed window to rear aspect, work top, fridge/freezer, washing machine, gas boiler and water tank, laminate flooring.

### Bedroom one

10'08" x 9'11" (3.25 x 3.02)

With double glazed window to side aspect, radiator.

### Bedroom two

9'11" x 7'10" (3.02 x 2.39)

With double glazed window to side aspect, radiator.

### Bathroom

With obscured double glazed window to rear aspect, fitted with a matching three piece suite comprising bath with shower unit over, shower screen, wash hand basin, low level W.C, radiator.

## Outside

To the rear of the property there is communal parking for the property.

## Agent notes

The property is available from 25th Jan 2021 on a 12 month tenancy agreement.

Council tax band C approximate charge of £1,370 per annum.

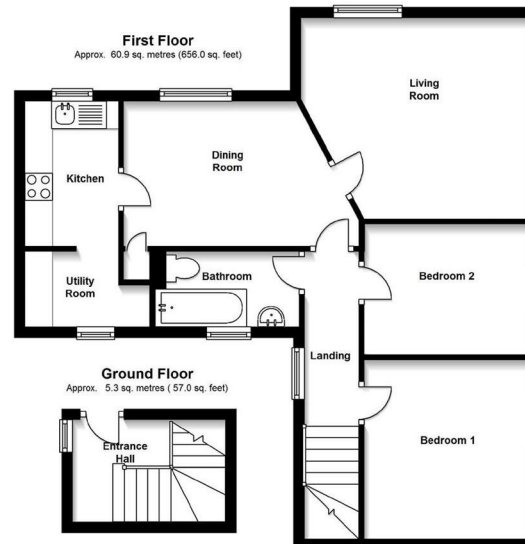
Property Reservation Fee: £276.92 Deposit: £1,384.00

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.



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		69	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-48) D			
(9-34) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		71	78
EU Directive 2002/91/EC			

