

Birdwood Road, Cambridge, CB1 3TE

CHEFFINS

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£1,750 PCM



- Available from 07/12/2026
- Unfurnished
- EPC: D
- Council Tax Band: C
- Gas Central Heating
- Front & Rear Gardens
- On Street Parking

A well presented 3 bedroom semi detached house located in a convenient south city position. The accommodation comprises entrance hall, kitchen, sitting room, dining room, 2 double bedrooms, 1 single bedroom, bathroom and WC. Further benefits include covered side passage with secure storage and outside WC and enclosed front and rear gardens. We regret no sharers. Unfurnished. Available from 07/12/2026. EPC: D and Council Tax Band: C.









LOCATION

The property is located within the Coleridge ward of Cambridge. The property is well served with a range of local amenities nearby and offers easy access to Cambridge train station and CB1 Business District (1.3 mile), Addenbrooke's (1.4 miles) and Cambridge city centre (1.8 mile). Distances approximate.

ENTRANCE HALL
stairs rising to first floor with store cupboard beneath, door to sitting room and door to:

KITCHEN
fitted with base and wall units, work tops, sink with window to rear aspect above, integrated oven and electric hob with extractor above, space for under counter fridge, space and plumbing for a washing machine, door to covered side passage and door to:

DINING ROOM
sliding patio doors to rear garden and archway opening to:

SITTING ROOM
feature fireplace (not in use), window to front aspect and door to entrance hall.

STAIRS/LANDING
window to side aspect. The bedrooms, bathroom and WC are accessed off the landing.

BEDROOM 1
2 built in wardrobes and window to front aspect.

BEDROOM 2
built in wardrobe and window to rear aspect.

BEDROOM 3
window to front aspect.

BATHROOM
shower over bath, wash basin, heated towel rail, wall mirror and window to side aspect.

WC
toilet and window to side aspect.

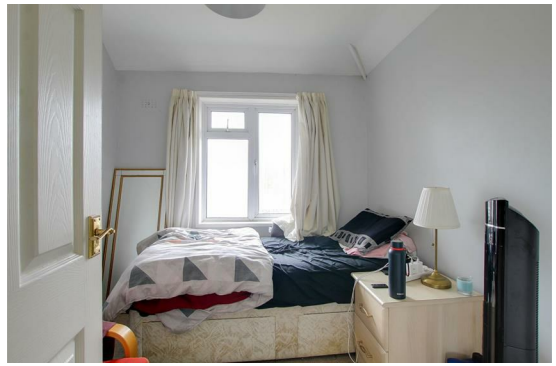
OUTSIDE
open front garden principally laid to lawn with shrub borders, path to front door and path to covered side passage with access to 2 brick built store room, outside WC, door to kitchen and door to enclosed rear garden principally laid to lawn with patio, borders and shed.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £483
Deposit - £1,932





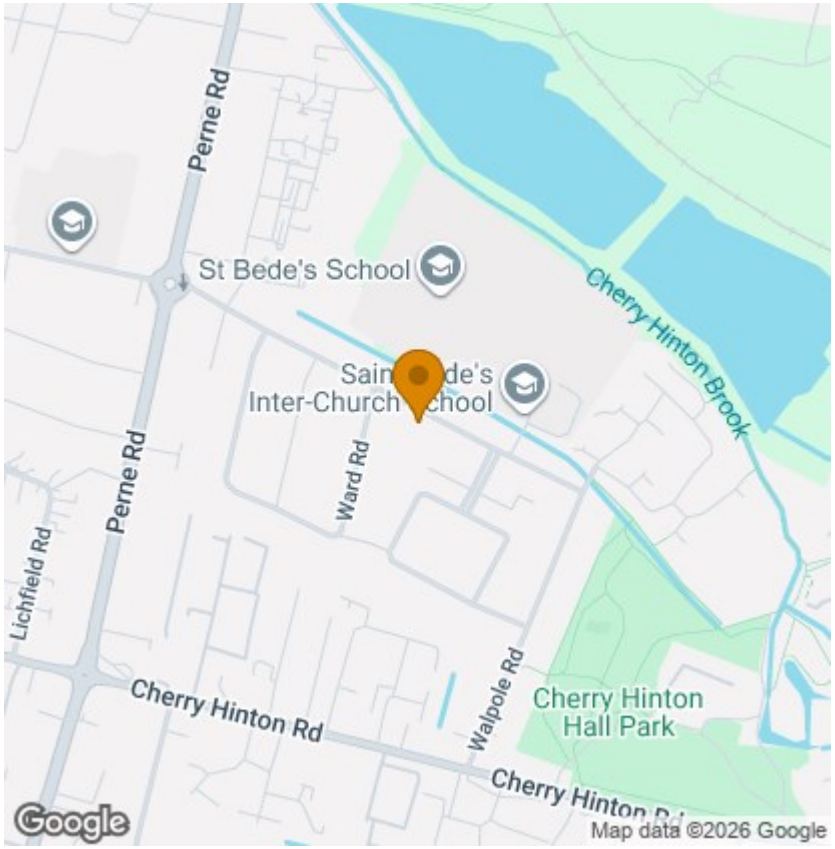


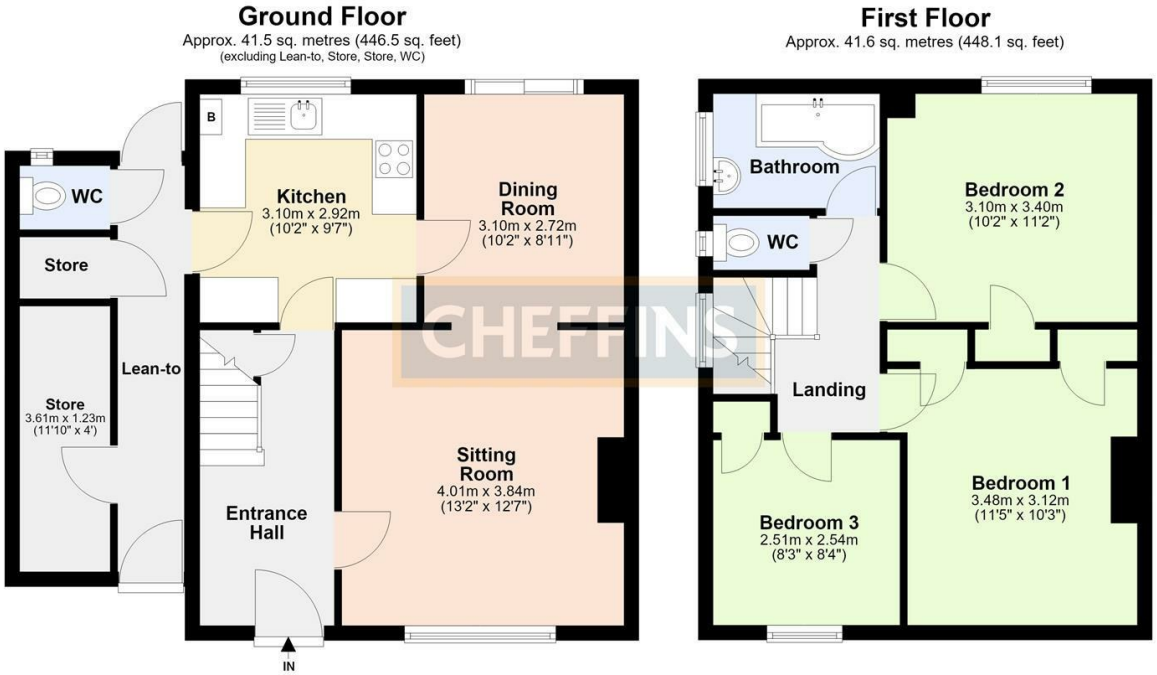


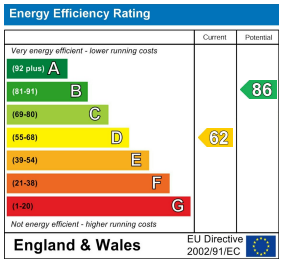












Total area: approx. 83.1 sq. metres (894.6 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.