

- Leading **Independent** Agents
- **20 Years** Experience in Cambridge
- Professional and Personal Service from the perspective that matters.....**Yours!**



12 Welstead Rd

Cherry Hinton, Cambridge, CB1 9YA

£1,800 PCM

Attractive, updated and well furnished 3 bedroom house with garden and garage in Cherry Hinton. Ideal for Addenbrookes hospital, schools, access to city centre, train station. Suit professionals/family/couple . NOT more than 2 x professional sharers . No students.

Downstairs: Hallway leading to large sitting room /dining room with new french windows to rear garden/patio area. Modern kitchen with range cooker, quartz worktops, fridge freezer, dishwasher. Tiled flooring.

Living area/hall have new wood effect and high grade laminate flooring .

Utility cupboard with separate washer and drier.

Downstairs cloakroom with WC and washbasin.

Upstairs: 2 double and one single bedroom, re-tiled bathroom with separate shower cubicle. Stairs, landing and bedrooms are carpeted.

Outside: front and rear garden (with patio) and single garage.

Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



3



1



1



D

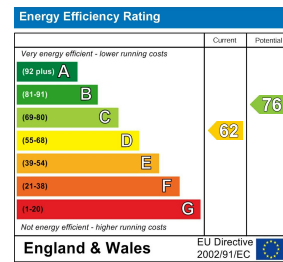
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.