



Mandrill Close | | Cambridge | CB1 9TN

£1,475 Per Month

COOKE  
CURTIS  
& CO

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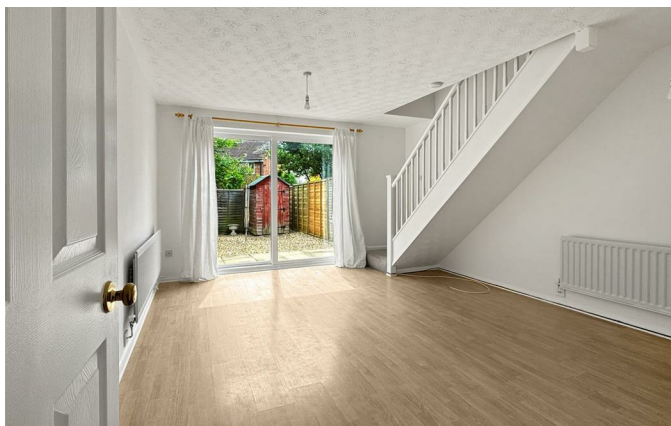
A nicely presented two bedroom property, with two allocated parking spaces. Located in the sought after area of Cherry Hinton, in close proximity to local amenities, Addenbrookes Hospital and the city centre, via road or bike.

- 66 sqm / 710 sqft
- Council tax band - C
- Gas central heating
- Enclosed garden
- 2 bed, 1 bath, 1 recep
- EPC - C / 70
- Allocated parking
- Available June 2026

A recently re-decorated, two bedroom, end of terrace home in the highly sought after area of Cherry Hinton. The property is within close proximity to Addenbrooke's Hospital, the city centre and local amenities such as supermarkets, restaurants and schooling.

The property internally comprises of entrance hallway with the kitchen immediately to the right. The kitchen has plenty of worktop and cupboard space, plus fridge / freezer, dishwasher, washing machine, oven and hob.

Leading off the hallway is the spacious living room with sliding doors to the rear garden and stairs to the first floor. Upstairs,





there is a master bedroom with built in wardrobe space plus a single bedroom. Completing the first floor is the family bathroom.

Externally, the property has two allocated parking spaces plus a fully enclosed rear garden with patio and shed.

Available 17th June 2026.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: Ovo Energy.  
Find my supplier suggests the gas is currently supplied by: OVO  
Ofcom suggests the maximum broadband speed is: 1000mbps  
Gov.uk suggests the property has not flooded, in the last 5 years.

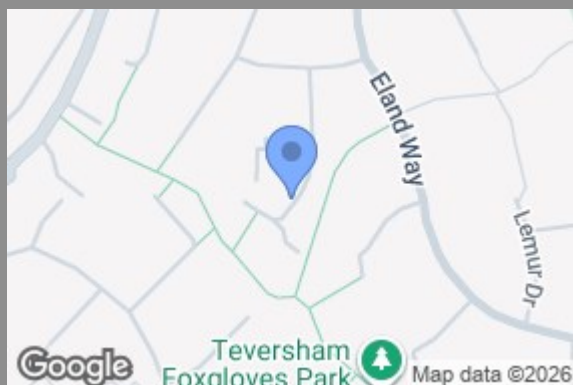
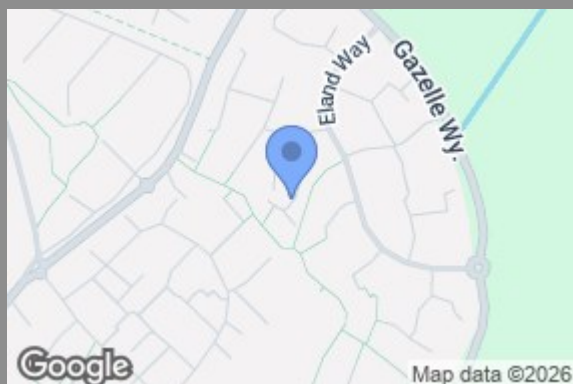
Cherry Hinton Road is an established residential area that links the main thoroughfares of Hills Road and Perne Road. There are local shops on Cherry Hinton Road including doctors and dentist surgeries, restaurants, pubs and takeaways.

Coleridge Park is just moments away with a range of sports facilities, children's play area and splash pool.

Mill Road with its independent shops, delis and restaurants is a minute or two cycle ride away. Cambridge Train Station is around five minutes and the Addenbrooke's Campus less than 10 minutes on a bike.

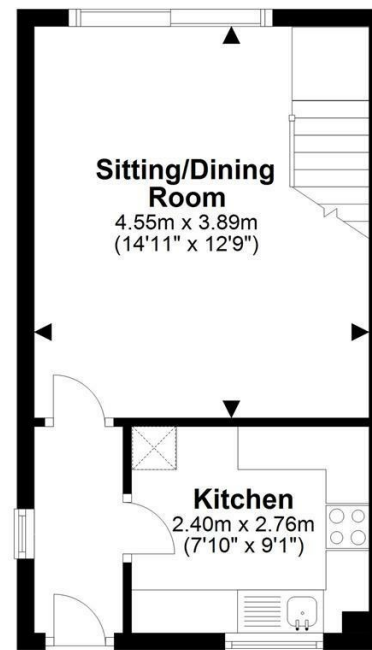
The Cambridge Leisure Complex, which provides restaurants, a gym, a cinema and The Junction is less than a 10 minutes walk from the property.

Many of the city's private schools are within easy reach, as are Hills and Long Road Sixth Form colleges.



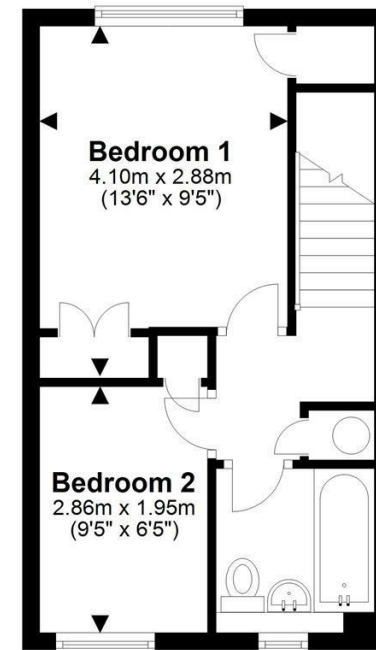
## Ground Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

Council Tax Band C EPC Rating C

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Potential               |
| Very energy efficient - lower running costs |                         |
| (12 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | 86                      |
| (69-80) <b>C</b>                            | 70                      |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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