



Cambridge Road | Newton | Cambridge | CB22 7PL

£1,000 Per Month

COOKE
CURTIS
& CO

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A one bedroom mid-terrace house, with large enclosed garden and off road parking, located in the desirable village of Newton. Well located for commuting to London given its close proximity to M11 as well as Addenbrookes Hospital. The village itself offers great local amenities, including a new bakery / farm shop.

- 56sqm / 605sqft
- Council tax band - B
- Oil central heating
- Large garden
- 1 bed, 1 bath, 1 recep
- EPC - E / 39
- Off road parking
- Available Now

As you enter the property, you are welcome to a compact hallway leading into the warm and spacious living area of this charming home. Designed for both relaxation and entertaining, the living room serves as the heart of the home, featuring a captivating decorative fireplace that adds character and coziness to the space.

The kitchen, which follows off from the living area has been appliances, such as washing machine, oven, hob. The kitchen offers ample storage space, making meal preparation a pleasure. Just off the kitchen there is also has a handy under stair cupboard with enough space for additional appliances.





Following on from the kitchen, there is the main two suit bathroom, comprising of a bath, with electric fitted over head shower and basin.

Spread across two floors, this home provides a large one bed, including built in hanging storage and decorative fireplaces, providing ample space.

One of the standout features of this property is the off-road parking, providing secure and convenient parking for residents. The rear garden is also a wonderful feature of the property, offering a private and tranquil outdoor space perfect for alfresco dining and relaxing.

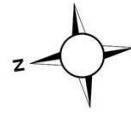
Available 13th August 2025, to a professional household.

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.

Newton is a lovely, smaller village about 3.5 miles south of Cambridge. The village is popular with those looking for a location that is close to the City and major road links (M11, J11, 3 miles), but far enough out to be more peaceful and unspoilt by recent development.

There are mainline railway stations at Whittlesford (4 miles, London Liverpool St c. 75 mins) and Royston (9 miles, London Kings Cross 50 minutes).

Within the village there is an excellent family-owned and run local pub, a recreation ground, cricket ground with an active local club, a Sports and Social club and various local clubs and societies. Harston and Newton Primary School (OFSTED 'Good') is in neighbouring Harston, about a mile away.



Ground Floor
Approx. 38.5 sq. metres (414.2 sq. feet)



First Floor
Approx. 17.8 sq. metres (191.4 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Council Tax Band **B** EPC Rating **E**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	39
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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