



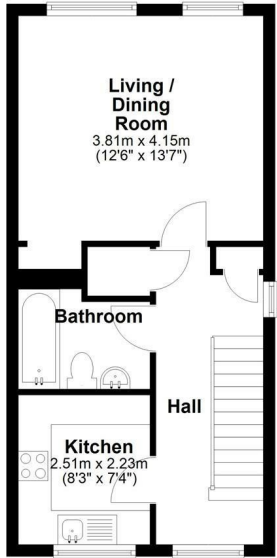
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TO LET

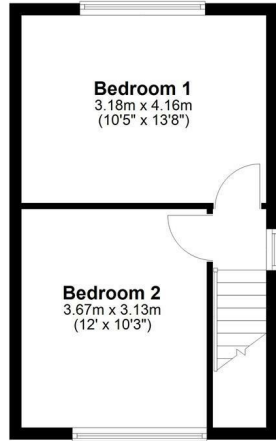
61 Sleaford Street, Cambridge, CB1 2PU
£1,750 Per month



First Floor
Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor
Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Unfurnished
- Available Immediately
- Excellent Location
- Perfect For Sharers

A two-bedroom maisonette located in a quiet residential street within walking distance of Mill Road, Cambridge Station, and local amenities. The property has been recently refurbished, including fresh paintwork and newly fitted carpets.

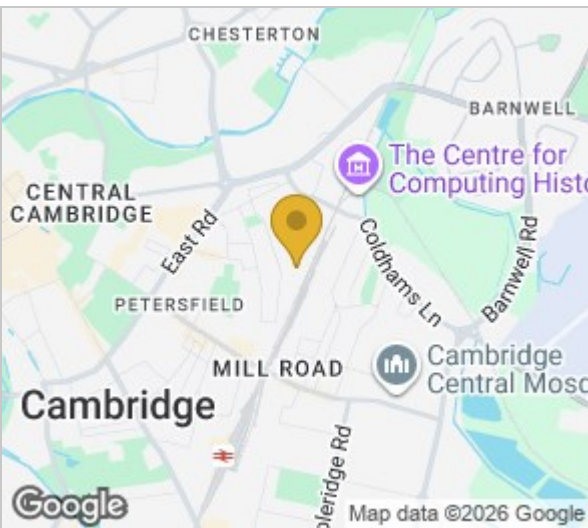
Set over two levels, the first floor comprises a bright living room with two windows, a bathroom with shower over bath, w/c, mirrored storage cupboard, and a kitchen with ample cupboard space, electric hob and oven, washing machine, sink, and under-counter fridge with freezer compartment.

On the top floor, there are two double bedrooms, the rear-facing bedroom is slightly larger, though both are generously sized.

Available from July 2026, unfurnished. Off-street parking and bicycle storage are also available.

EPC: D. Council Tax Band: C.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.