



Fraser Road, Cambridge, Cambridgeshire, CB4 1LJ

£1,950 pcm

Unfurnished

3 Bedrooms

Available from 27/12/2025

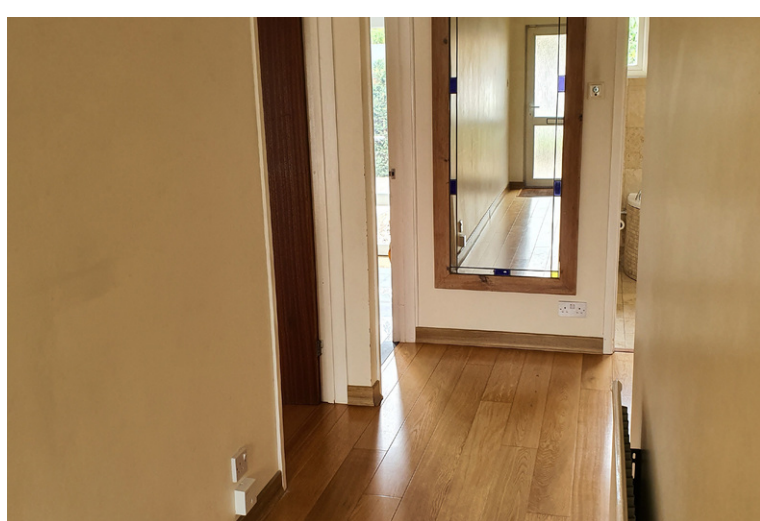
EPC rating: C

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Fraser Road, Cambridge, Cambridgeshire CB4 1LJ

Three bedroom detached single storey with off street parking and pretty garden. Located just off Milton Road, so easy access to the city and Science Park or Cambridge North rail station. Offered unfurnished.

- Three bedrooms.
- Unfurnished.
- Kitchen equipped with white goods.
- Pretty garden with covered area.
- Off street parking (garage retained by the owner).
- Ample storage.
- Spacious entrance hall.
- Approximately 10 minutes by bike to the city centre.
- Deposit £2250
- EPC: C

Rent: £1,950 pcm

Viewing by appointment

Fraser Road is located off Milton Road in a non-estate quiet city road and just minutes from Cambridge North (Chesterton) train station, the town centre, Science Park, A14/M11 and Tesco superstore. It offers well proportioned accommodation and off street parking. All rooms accessed off the spacious hallway. The two main bedrooms include built in wardrobes. The kitchen is equipped with all the white goods you might expect and bathroom is fitted with a shower over the jacuzzi bath.

Entrance Hall

20'1" x 4'0" (6.13 m x 1.23 m)

All rooms can be accessed from the spacious entrance hall.

Living Room

20'1" x 11'11" (6.13 m x 3.63 m)

Wooden floors, picture window and decorative fire place with shelving built in on either side.

Kitchen

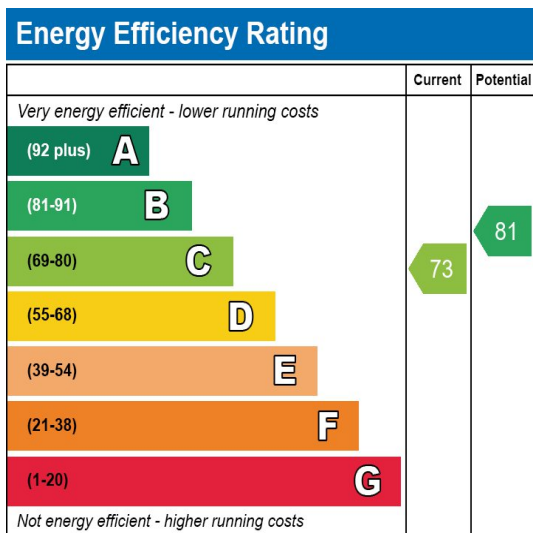
12'3" x 10'2" (3.73 m x 3.11 m)

Fitted kitchen offered with 5 ring gas hob, double electric oven, fridge freezer, dishwasher and washing machine. 'Lazy Susan' revolving unit in corner cupboard to maximise space. Access to the rear garden.

Bathroom

8'3" x 6'6" (2.51 m x 1.99 m)

Fitted with a corner jacuzzi bath and shower over, basin and WC, plus built in storage both in the corner and mirrored storage over the basin.



Bedroom 1

11'2" x 7'1" (3.41 m x 2.15 m)

At the front of the house this dual aspect double room has built in wardrobe and full length window.

Bedroom 2

10'9" x 9'3" (3.28 m x 2.82 m)

Middle room of the three, also with a built in wardrobe.

Bedroom 3/ Study

9'7" x 8'0" (2.92 m x 2.45 m)

Smaller double room overlooking the pretty rear garden.

Gardens

Small front garden area and pretty paved rear garden with mature planting. Can be access from the drive via a secure gate leading to a covered area allowing for secure bike storage. The owners will provide support with garden maintenance.

Parking

Drive for one car. On street parking does not currently need a permit. The garage has been retained by the owner for storage, but is not regularly used.

Council Tax Band: E

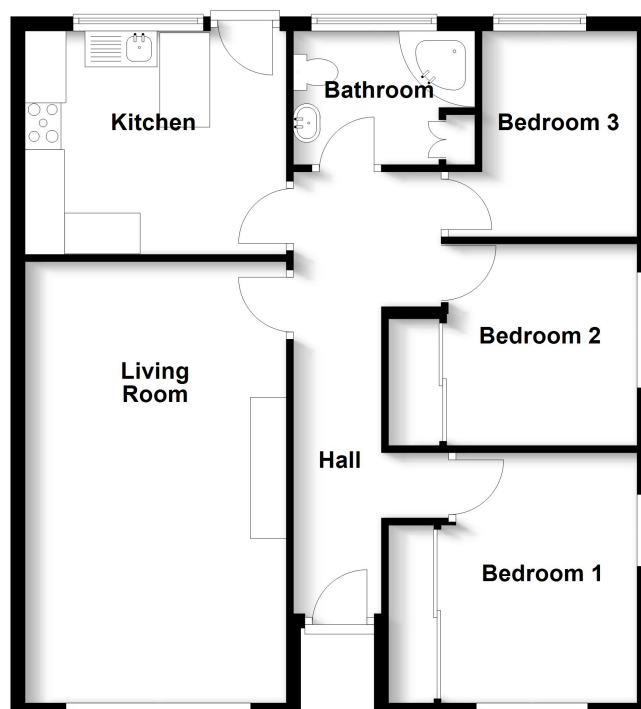
Holding Deposit: £450

Material Information:

<https://sprift.com/dashboard/property-report/16-fraser-road-cambridge-cb4-1lj/4822989>

Ground Floor

Approx. 77.7 sq. metres (836.6 sq. feet)



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.