



**Green End Road, Cambridge, CB4 1RJ**

**£2,000 pcm**

**4 Bedroom share house  
Available from 17/10/2025**

**EPC rating: C**

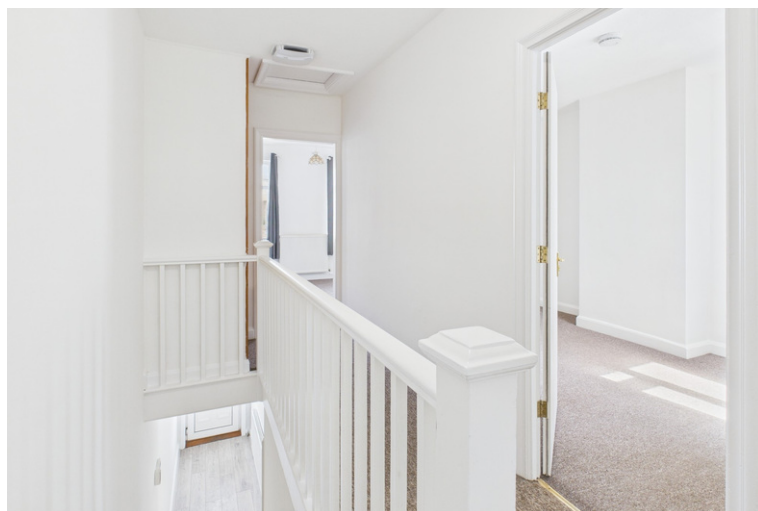
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## Green End Road, Cambridge CB4 1RJ

Shared accommodation terrace house with a generous rear garden and driveway parking in Chesterton, well located for access into the City Centre, the Science Park and the Cambridge North Railway Station.

- Three/ four bedroom share house
- Close to a wide range of local amenities
- Easy access to the city centre and Cambridge North
- Attractive 85ft south facing rear garden
- Gas central heating and double glazing
- Shared dinging room
- Deposit: £2307

Rent: £2,000 pcm

Viewing by appointment

A light filled and spacious three bedroom terraced home in the popular Chesterton area of the city. The property is available for a group of up to four individuals to share and offers easy access to a wide variety of shopping on Chesterton high street and attractive riverside walks to the city centre via Stourbridge and Midsummer common. The property provides easy access to Cambridge north railway station, Science Park and the A14.

### Hall

Double glazed door to the front, radiator, stairs to the first floor

### Ground floor bedroom

10'5" x 10'5" (3.17 m x 3.17 m)

Double glazed bay window to the front. Former fireplace with brick surround, radiator

### Dining room

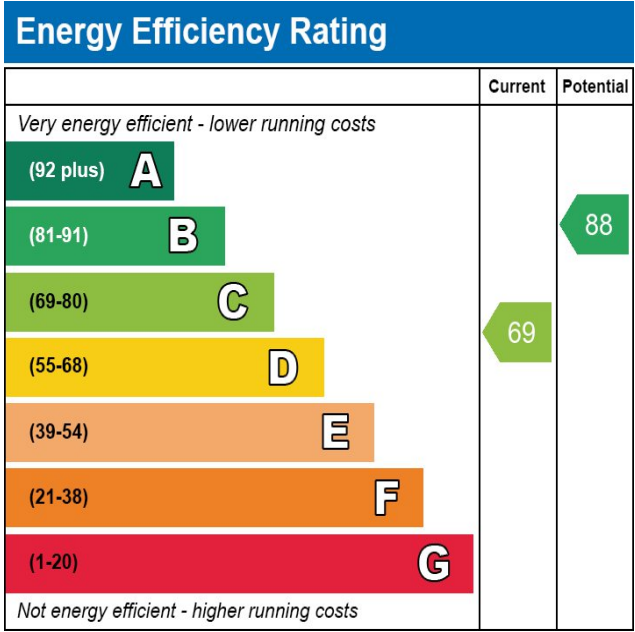
11'9" x 11'8" (3.58 m x 3.56 m)

Double glazed window to the rear, radiator, door to the kitchen

### Kitchen

10'7" x 8'1" (3.23 m x 2.46 m)

range of fitted wall and base units, working surfaces with inset electric hob, under counter oven and cooker hood, washing machine and fridge freezer. Double glazed door and window to the side, under stairs storage cupboard, down lighters and radiator



**Shower room**

white suite comprising, wc, wash basin, shower enclosure with sliding glazed door, wall mounted shower, chrome towel rail, double glazed window to the rear, downlighters, cupboard containing the central heating boiler

**Landing**

Double door cupboard.

**Bedroom 1**

14'8" x 10'5" (4.47 m x 3.17 m)  
Two double glazed windows to the front, radiator

**Bedroom 2**

11'8" x 8'9" (3.56 m x 2.67 m)  
Double glazed window to the rear radiator

**Bedroom 3**

8'9" x 8'2" (2.67 m x 2.49 m)  
Double glazed window to the rear, radiator

**Shower room**

White suite comprising wash basin with mixer tap, WC, tiled splashbacks, corner shower unit with wall controls, double glazed window to the side, radiator and downlighters



**Outside**

The front garden is mainly gravelled with fencing to both sides and a pathway leading to the front door.

The rear garden commences with a side return with flower bed and opening out to a large paved patio area. The garden is southerly in aspect and extends to 85ft enclosed with panel fencing and benefiting from pedestrian access, timber shed and a range of mature trees

**Council Tax Band:** C

**Holding Deposit:** £576

**Material Information:**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=4347284](https://sprift.com/dashboard/property-report/?access_report_id=4347284)

## 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.

**Pocock + Shaw**