

To Let



pocock & shaw

Residential sales, lettings & management



St Bedes Gardens, Cambridge, CB1 3UF

£1,350 pcm Unfurnished

2 Bedrooms

Available from 14/01/2026

EPC rating: D

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

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56 St Bedes Gardens
Cambridge
Cambridgeshire
CB1 3UF

A well presented recently refurbished two bedroom to the South East of central Cambridge, with off street parking for 2 cars garden and garden to rear. Ideally located to provide easy access to Addenbrookes Cambridge Central Station and the City Centre.

- 2 Bed property
- Ideally located for Addenbrookes Hospital
- 2 Allocated parking spaces to front
- Recently renovated
- Modern kitchen and Bathroom
- Gas radiator heating system
- Enclosed rear garden
- Cul-de-sac location
- Deposit: £1557.00
- EPC: D

Rent: £1,350 pcm

Viewing by appointment

St Bedes Gardens is situated in a very sort after area towards the South East of Cambridge.

Set in a quite Cul-de-sac location, This 2 Bedroom property, enjoy's benefits such as being ideally located for Addenbrookes Hospital, with good bus routes serving both the city centre as well as Cambridge Central Station.

Off street parking is provided for 2 cars, and the garden to the rear that requires minimal upkeep.

RECEPTION HALL 0'0" x 0'0" (0.00 m x 0.00 m) with fitted storage cupboard

SITTING ROOM 13'9" x 13'1" (4.20 m x 4.00 m)

KITCHEN/DINING ROOM 13'1" x 10'10" (4.00 m x 3.30 m) Recently renovated to modern standard, with integrated Hob, oven and overhead extractor as well as space provided for Washing Machine, Tumble Dryer and free standing Fridge/Freezer

LANDING with built in airing cupboard housing hot water cylinder with fitted immersion heater.

BEDROOM 1 13'1" x 12'6" (4.00 m x 3.80 m)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

BEDROOM 2 12'6" x 6'7" (3.80 m x 2.00 m)

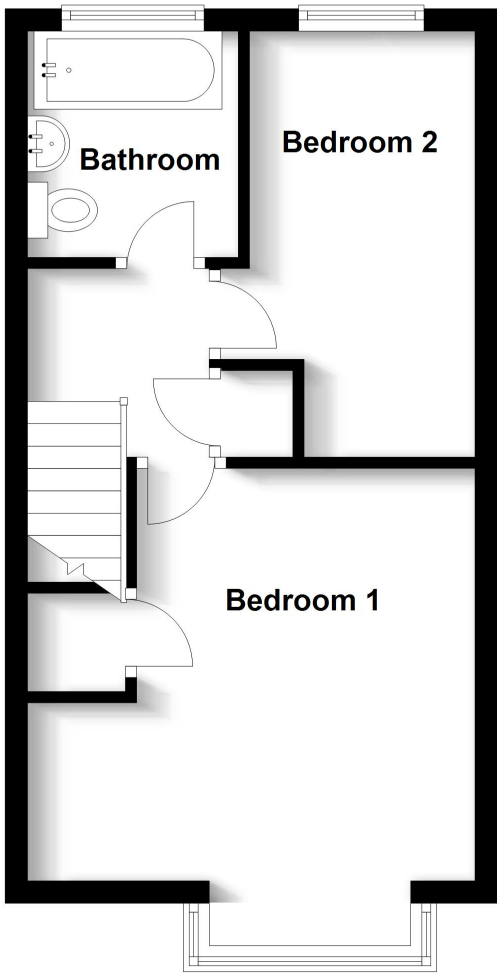
BATHROOM Recently renovated to modern standard, including Bath with electric shower over and screen, had wash Basin with wall mounted mirror and W/C

OUTSIDE Small lawn area to front with enclosed garden to rear. (plans in place to have the rear garden re-turfed)

Council Tax Band: C

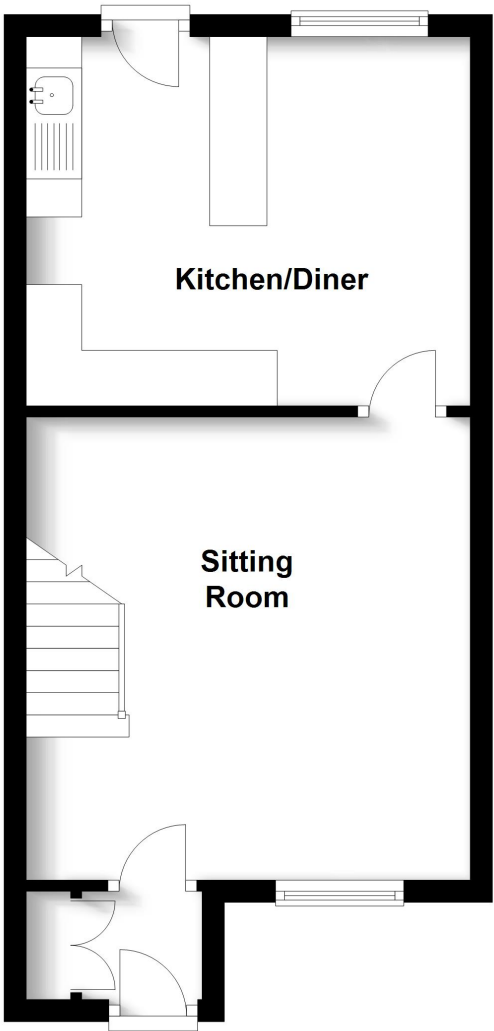
First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Ground Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Applying for a Property

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

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

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 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

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.