



Bush & Co.

The Bakers House Church Lane, Willingham - £1,700 PCM

A delightful and newly refurbished four bedroom Detached house located in the popular village of Willingham offering quick access to Longstanton Park and Ride, Cambridge City Centre and the A14/M11 and within walking distance of local shops, close by amenities and Willingham Primary School. This generously sized house (1426 sqft) has recently been refurbished with newly laid carpets, redecorated throughout, a new Combination boiler and updates have been made to the bathrooms.

Entrance Hall

Spacious entrance hall with storage cupboard, downstairs WC and new carpets laid throughout

Kitchen/Dining Room

16'9" x 10'2" (5.12 x 3.11)

Bright kitchen/dining room with gas hob and electric oven, washing machine and a fridge freezer will be supplied.

Newly installed Combination boiler and side door leading to driveway

Study Room

10'5" x 10'3" (3.20 x 3.13)

Ground floor extra reception room which is perfect for a study or play room

Living Room

19'11" x 12'9" (6.08 x 3.91)

Large living room with bi-fold doors leading to sunny garden

First Floor Hallway

Spacious first floor hallway with new carpets laid throughout and large cupboard

Bedroom 1

20'0" x 12'9" (6.10 x 3.91)

Rear master bedroom with en-suite bathroom and sliding mirrored wardrobes.

The en-suite bathroom is newly fitted with shower over bath, WC, hand basin with vanity unit and heated towel rail (2.35m x 1.76m)

Bedroom 2

10'5" x 10'2" (3.18 x 3.12)

Front double bedroom with en-suite shower room and

sliding mirrored wardrobes.

The en-suite shower room benefits from having a new shower enclosure fitted and new flooring (1.71m x 1.83m)

Bedroom 3

10'6" x 7'10" (3.22 x 2.41)

Another double bedroom located at the front of the property

Bedroom 4

8'8" x 7'0" (2.65 x 2.15)

Single bedroom ideal for a study or infant bedroom

Bathroom

7'6" x 6'0" (2.29 x 1.85)

Family bathroom with shower over bath, WC, hand basin with vanity unit and heated towel rail

Garden

Sunny enclosed rear garden mostly laid to lawn with patio area, shed and side access

Parking

Driveway parking comfortably fitting two cars and plenty of street parking available

Key information

EPC Rating – D

Council Tax Band – E (South Cambridgeshire Council)

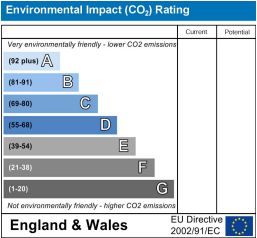
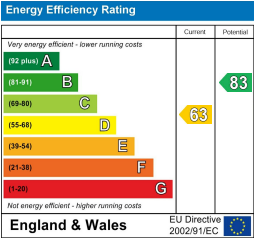
Rent – £1700 pcm (£392 pw)

Deposit – £1961

Available now

Long term tenancy

- Four Bedroom Detached House
- Recently Refurbished
- 132.5 sqm / 1426 sqft
- Three Bathrooms
- Double Glazing & Gas Central Heating
- Sorry, No Pets or Smokers
- Rear Sunny Garden
- Driveway Parking
- Available Now
- Three Reception Rooms



IMPORTANT NOTICE

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 tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk