



Bury Road

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A period two bedroom end terrace home with loft extension, courtyard garden and garage available in the popular local village of Stapleford. Ideal for access to Addenbrookes, M11, Babraham research campus and Shelford train station.

£1,600 pcm

Bury Road, Cambridge,  
CB22 5BP



This two bedroom property comes with off street parking and access to a private garage along with a courtyard garden. There is a shared access gravel drive along the rear of the terrace.

The property comprises of a living room with gas operated wood burner, sofa and desk are included. A recently refurbished kitchen with a range of base and wall units along with a new worktop, integrated electric oven and gas hob. To the rear of the kitchen is a utility room which holds the washer dryer, dishwasher and fridge freezer. Downstairs bathroom which has been recently refurbished provides a full suite of WC, bath with shower over, wash basin with vanity and mirrored cabinet and a heated towel rail.

Upstairs there are two bedrooms, the front room is a double with a large wardrobe provided. The rear bedroom is split into a study room with storage and chest of drawers and then a stair case up into the loft room with built in bed base and eaves storage.

Single glazed. Gas central heating. Available 5th August 2024. Video tour available.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: Octopus Energy Limited

Find my supplier suggest the gas is currently supplied by: Octopus Energy Limited  
Ofcom suggests the maximum broadband speed is: 1000mbps

Gov.uk suggests the property has not flooded, in the last 5 years.

The property multiple right of access and easements, allowing access through the garden to other neighbouring properties.







73 sqm / 790 sqft

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2 bed, 1 bath, 1 recep

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Council tax band - C

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EPC - D / 55

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Gas central heating

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Garage

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Unfurnished

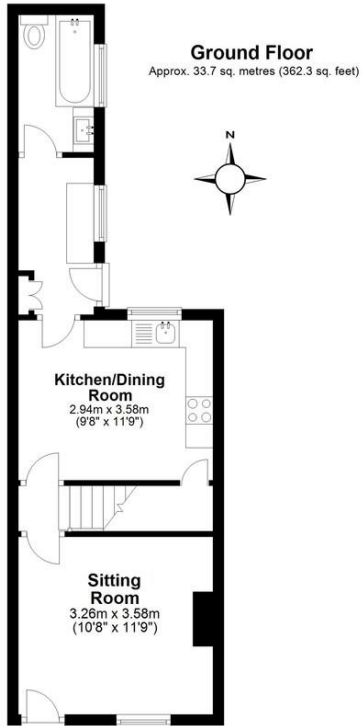
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Available August 2024

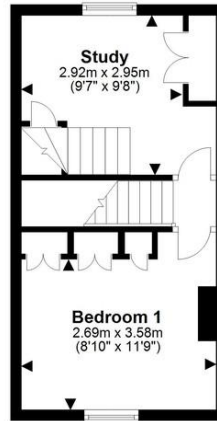
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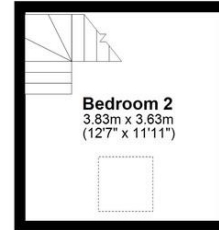




**First Floor**  
Approx. 25.9 sq. metres (278.6 sq. feet)

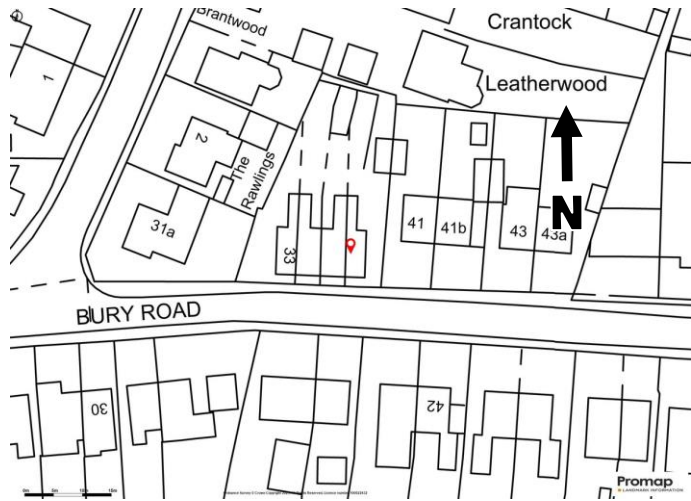


**Second Floor**  
Approx. 13.9 sq. metres (149.5 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.



Stapleford and the Shelfords are thriving villages about 2 miles south of the city and is especially desirable to those looking for easy access into Cambridge from a traditional and attractive village. They have an Ofsted 'Good' primary schools that feeds Sawston Village College (2 miles), great pubs, two small supermarkets, garage, selling cars and the benefit of a petrol filling station, hairdresser, beauty salon and barber, deli, café and butchers. Further facilities including a GP surgery and dentist can be found along with a library large recreation ground, restaurants, tennis club and social clubs. The Gog Magog Hills, trust land, golf club and Wandlebury Country Park are at the northern edge of the village. Easy access to town and Addenbrooke's by road, regular buses, car-free purpose-built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street. It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.

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& CO