



Histon Road, Cottenham, CB24 8UF

£1,800 pcm

Unfurnished

4 Bedrooms

Available from 23/07/2025

EPC rating: D

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Histon Road, Cottenham CB24 8UF

Rare opportunity to rent this attractive four bedroom detached family home. Offered unfurnished, this unusual property has plenty of off street parking and double garage and good sized garden. Open fields at the rear means occasional deer and other wildlife visiting the garden. Sits well back from the main road. Easy access to the city.

- Four bed family home
- Ample parking and double garage
- Good size garden
- Equipped kitchen
- Easy access to Cambridge
- Deposit: £2076
- EPC - D
- Gas central heating

Rent: £1,750 pcm

Viewing by appointment

Located in Cottenham, this family home offers comfortable accommodation within a village setting. The village has all the shops and amenities you might hope for, including a doctor, dentist and library. This chalet bungalow sits well away from the main road and open fields at the rear means occasional wildlife visitors in the garden.

LIVING ROOM

17'5" x 13'1" (5.30 m x 4.00 m)

Light and airy living space with a high vaulted ceiling, wood burning stove and windows in three sides. It is also has windows into the gallery landing above. Access to the rear garden patio.

DINING ROOM

15'5" x 11'6" (4.70 m x 3.50 m)

Patio doors to the garden. Well proportioned room that is accessible directly from the kitchen.

KITCHEN

11'2" x 8'6" (3.40 m x 2.60 m)

Not all measurements for this room have been included, as there is additional space towards the utility room beyond. The kitchen is fitted with a gas hob, electric oven, dishwasher and fridge freezer.

UTILITY ROOM

4'7" x 4'11" (1.40 m x 1.50 m)

Additional sink, washing machine and tumble dryer. Access to the garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

BEDROOM 2

11'6" x 10'2" (3.50 m x 3.10 m)
[listing_room_6_description]

BEDROOM 3

11'6" x 8'10" (3.50 m x 2.70 m)
Double wardrobe built in.

BEDROOM 4

12'2" x 10'2" (3.70 m x 3.10 m)
Corner windows and en-suite WC and basin.

FAMILY BATHROOM

8'6" x 8'2" (2.60 m x 2.50 m)
Bath with shower over, basin, WC and bidet.

STUDY

9'10" x 7'3" (3.00 m x 2.20 m)

MASTER BEDROOM

17'1" x 14'9" (5.20 m x 4.50 m)
First floor bedroom under vaulted ceiling with storage space in the eaves and en-suite shower room.

LANDING AND GALLERY LANDING

Overlooking the living room with area offers versatile space and addition storage over the eaves.

GARAGE

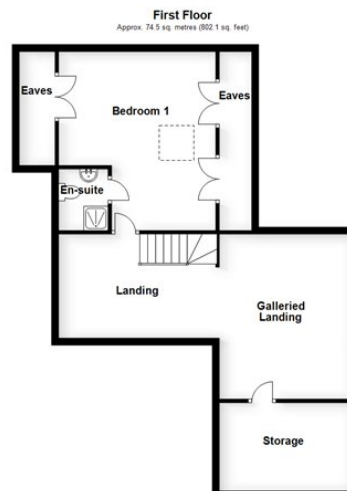
This has two up and over doors, can be accessed from the garden and also from the house.

Council Tax Band: D

Holding Deposit: £415

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4380748



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.