



Orchard Street, Stow-Cum-Quy, CB25 9AE

£1,350 pcm

Unfurnished

3 Bedrooms

Available from 01/12/2025

EPC rating: D

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Orchard Street, Stow-Cum-Quy CB25 9AE

Surprisingly spacious three bedroom family home with garden office, rear patio and raised mature garden. Offered unfurnished. Located in a quiet east of Cambridge village, but still within easy reach of both the city centre or the science park. Enclosed garden and off street parking. Well presented.

- Three bedroom home
- Garden office
- Enclosed garden
- Off street parking
- Village location
- Polite pets considered
- Oil heating
- Deposit: £1557.00
- EPC - D

Rent: £1,350 pcm

Viewing by appointment

Stow-Cum-Quy is a pretty village located to the east of Cambridge. It offers easy access to Newmarket too. This is a surprisingly spacious three bedroom family home on the edge of the village offered unfurnished and in good decorative order.

Polite pets considered on a case by case basis.

LIVING ROOM

14'9" x 14'1" (4.50 m x 4.30 m)

Focus fire place with wood burning stove.

KITCHEN DINING ROOM

21'0" x 12'2" (6.40 m x 3.70 m)

Fitted kitchen with ceramic hob, electric oven, dishwasher and fridge freezer. Decorative fire place in the dining area and double doors to the sun room.

SUN ROOM

13'9" x 12'10" (4.20 m x 3.90 m)

Stripped wooden floor and picture window overlooking the rear garden. Velux window providing extra light.

UTILITY ROOM/ WC

Washing machine and access to ground floor WC. Rear door to garden.

BEDROOM 1

10'10" x 10'10" (3.30 m x 3.30 m)

Front of the house.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

BEDROOM 2

12'6" x 10'6" (3.80 m x 3.20 m)

Overlooking the rear. Built in wardrobe.

BEDROOM 3

10'10" x 6'11" (3.30 m x 2.10 m)

Front of house and one full height cupboard plus an eye level cupboard.

BATHROOM

8'10" x 8'2" (2.70 m x 2.50 m)

Fitted with a bath, shower cubicle, basin and WC.

GARDEN ROOM

Versatile extra space and brick shed.

GARDEN

Large paved area plus mature shrubs and raised lawn area.

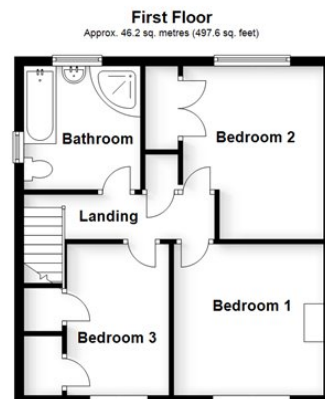
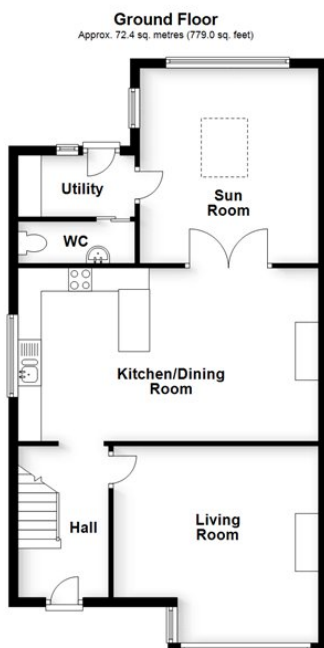
Oil heating.

Council Tax Band: D

Holding Deposit: £311

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4754042



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.