



Williams Way, Cottenham, CB24 8BT

£1,450 pcm

Unfurnished

2 Bedrooms

Available from 14/11/2025

EPC rating: A

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Williams Way, Cottenham CB24 8BT

New end terrace two bedroom home. Two bathrooms. Good size garden with artificial grass and shed. Two parking spaces with EV charging access. Within easy reach of the village schools and amenities.

- New house.
- Two bedrooms.
- Two bathrooms plus ground floor cloak room.
- Storage in hallway and on landing.
- Two off street parking spaces with access to EV charging.
- Unfurnished.
- Gas central heating.
- Deposit: £1673
- EPC rating A
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Rent: £1,450 pcm

Viewing by appointment

Cottenham is located approximately 6 miles north of Cambridge, has both primary and secondary schools, a good selection of amenities in library, shops, doctor and dentist.

This new two bedroom end of terrace with parking is well worth a look.

Kitchen dining room

15'10" x 9'7" (4.83 m x 2.93 m)

Induction hob, electric oven, extractor hood, washing machine, dishwasher and fridge freezer - all built in and with floor and wall units. French doors for the dining area into the garden.

Living room

16'1" x 8'11" (4.91 m x 2.71 m)

Overlooking the front. Hard flooring.

Ground floor WC

5'3" x 3'1" (1.60 m x 0.93 m)

WC and hand basin.

Front bedroom

12'7" x 11'3" (3.84 m x 3.42 m)

Double room. Built in wardrobe plus cupboard over the stairs housing the boiler and access to the en-suite shower room.

En-suite shower room

6'0" x 5'5" (1.82 m x 1.64 m)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Shower cubicle, basin and WC.

Back bedroom

14'5" x 8'8" (4.40 m x 2.63 m)

Double room with built in wardrobe.

Family bathroom

6'11" x 6'9" (2.11 m x 2.05 m)

Bath with shower over, basin and WC.

Garden

Patio area, artificial lawn and shed. Access from the front via side of the house.

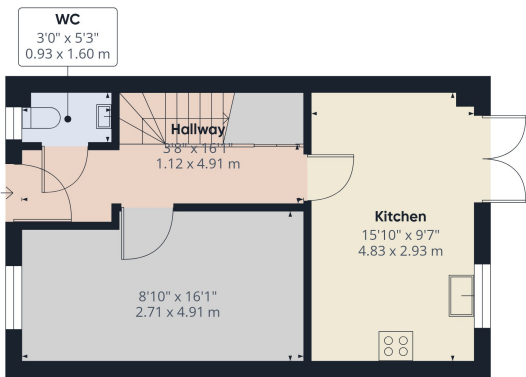
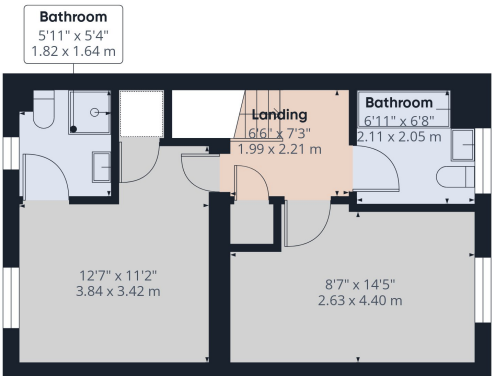
Parking

Two spaces in front of the house with access to EV charging.

Council Tax Band: TBC

Holding Deposit: £334

Material Information: No brochure available as new build.

 WC 3'0" x 5'3" 0.93 x 1.60 m Hallway 3'8" x 16'1" 1.12 x 4.91 m Kitchen 15'10" x 9'7" 4.83 x 2.93 m 8'10" x 16'1" 2.71 x 4.91 m Ground Floor	Pocock+Shaw
 Bathroom 5'11" x 5'4" 1.82 x 1.64 m Landing 6'6" x 7'3" 1.99 x 2.21 m Bathroom 6'11" x 6'8" 2.11 x 2.05 m 12'7" x 11'2" 3.84 x 3.42 m 8'7" x 14'5" 2.63 x 4.40 m Floor 1	Approximate total area⁽¹⁾ 770 ft² 71.5 m² (1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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.