

All together better residential property rental



## 23 Station Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9HT

Looking for a cottage with character?

This period two-bedroom cottage is available in the village of Waterbeach, a well-served village with easy access to the A10, A14 and M11 and a local rail station with direct trains to Cambridge and London Kings Cross. This property comes unfurnished with the exception of white goods in the kitchen and we anticipate that the property will be snapped up quickly. Utility bills are excluded from the monthly rent and are paid directly to supplier. For mobile phone coverage, we recommend referring to the Ofcom checker to view mobile availability in this area.

This lovely property comprises a ground-floor reception room, fitted kitchen and utility room with access to the garden. The first floor offers a master bedroom, single bedroom and bathroom with bath and overhead shower. The property also benefits from a large garden with lawn and flower beds.

Contact OpenArch to reserve now!

**£1,300 Per annum**

## 23 Station Road

Waterbeach, Cambridge, CB25 9HT



- ACCESSIBLE TO A10, A14 and M11
- COUNCIL TAX BAND - B
- UNFURNISHED
- EPC - D
- GARDEN

[Disclaimer](#)



[Directions](#)





### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Grange Market Street, Swavesey, Cambridgeshire, CB24 4QG  
 Tel: 01223 664200 Email: enquiries@openarch.co.uk www.openarch.co.uk