



97 New Road, Cambridge, CB23 1LP
£3,000 PCM



rah.co.uk
01223 323130

- Detached House with Annex
- Ample off-street Parking
- Large Garden
- Versatile Layout
- Five Bedrooms
- Five Bathrooms
- Three Reception Rooms
- Sauna
- Available Now
- Pets Considered

WELCOME TO THIS STUNNING DETACHED HOUSE LOCATED ON NEW ROAD IN THE PICTURESQUE VILLAGE OF HASLINGFIELD, CAMBRIDGE. THIS PROPERTY BOASTS AN IMPRESSIVE 3 RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH THE FAMILY. WITH 5 SPACIOUS BEDROOMS AND 5 BATHROOMS, THERE IS AMPLE SPACE FOR EVERYONE IN THE HOUSEHOLD.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE ANNEXE, PROVIDING A VERSATILE SPACE THAT COULD BE USED AS A GUEST SUITE OR HOME OFFICE. THE TWO KITCHENS AND UTILITY ROOM OFFER FLEXIBILITY AND CONVENIENCE, MAKING MEAL PREPARATION AND LAUNDRY BREEZE. THE PROPERTY ALSO FEATURES A SAUNA, OFFERING A LUXURIOUS TOUCH FOR UNWINDING AFTER A LONG DAY.

PARKING WILL NEVER BE AN ISSUE WITH SPACE FOR 5 VEHICLES, ENSURING BOTH CONVENIENCE AND PEACE OF MIND. THE LARGE GARDEN IS IDEAL FOR OUTDOOR ACTIVITIES, GARDENING ENTHUSIASTS, OR SIMPLY ENJOYING A CUP OF TEA IN THE FRESH AIR.

THIS PROPERTY OFFERS A UNIQUE OPPORTUNITY TO LIVE IN A SPACIOUS AND VERSATILE HOME IN A SOUGHT-AFTER LOCATION. DON'T MISS OUT ON THE CHANCE TO MAKE THIS HOUSE YOUR OWN AND CREATE LASTING MEMORIES IN THIS BEAUTIFUL SETTING.

EPC RATING D
 COUNCIL TAX BAND E
 DEPOSIT £3460
 HOLDING DEPOSIT £390
 MINIMUM TENANCY LENGTH 12 MONTHS

BROADBAND
 FIBRE BROADBAND IS AVAILABLE

MOBILE PHONE COVERAGE
 ACCORDING TO OFCOM, MOBILE PHONE COVERAGE MAY BE LIMITED INSIDE THE PROPERTY BUT ALL PROVIDERS SHOULD HAVE GOOD COVERAGE OUTDOORS.
 THE LANDLORD HAS ADVISED THAT THIS IS NOT THE CASE, AND THEY RECEIVE EXCELLENT COVERAGE INSIDE THE HOUSE.

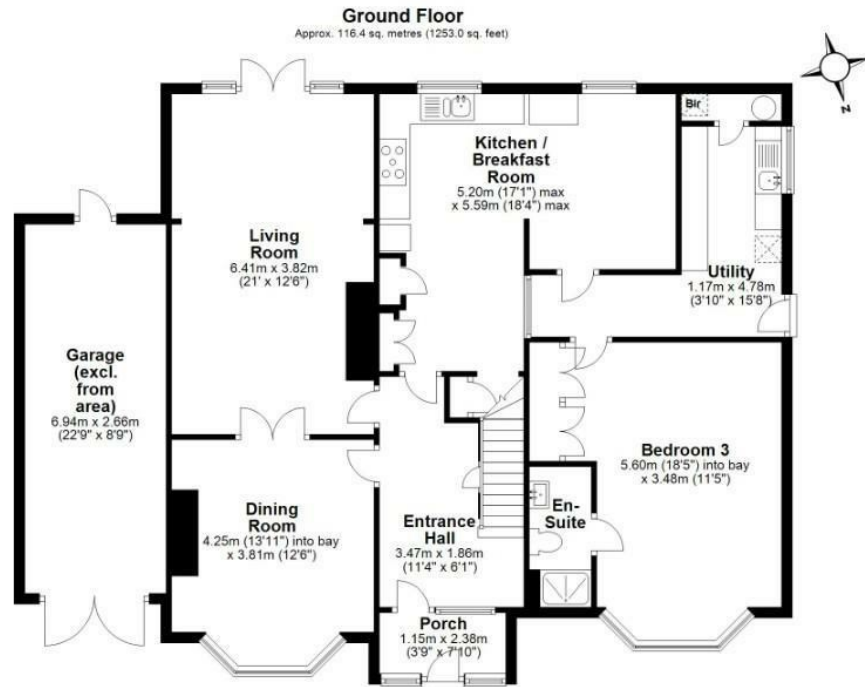
UTILITIES, BILLS & PAYMENTS
 THE TENANT IS RESPONSIBLE FOR ALL BILLS AND MAY CHOOSE THEIR OWN SUPPLIERS.
 ELECTRICITY SUPPLY: MAINS
 WATER SUPPLY: MAINS
 HEATING SUPPLY: GAS BOILER & RADIATORS
 SEWERAGE SUPPLY: MAINS

AWAITING FLOORPLAN



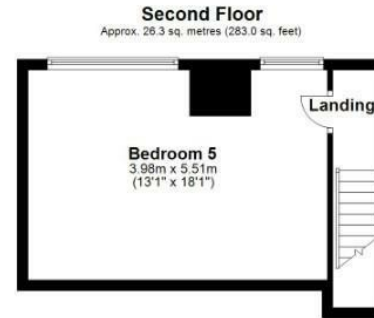


Floorplan



Total area: approx. 246.6 sq. metres (2653.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



EPC

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

64

79

EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



