



89 High Street, Great Abington, Cambridge, CB21 6AE
£2,250 PCM



rah.co.uk
01223 323130

This modernised period cottage, located in the heart of Great Abington is just a short walk from the highly sought-after primary school and village amenities. The property celebrates the original character and charm, whilst providing modern living accommodation and giving the property a unique and wonderful ambience. The Abingtons are situated approximately 8 miles south of Cambridge.

The accommodation comprises a vaulted entrance porch leading to a generous open plan living/dining/kitchen space with original fireplace, part vaulted ceiling and wood burning stove. The kitchen/breakfast area is fitted with contemporary cabinetry, a central island / breakfast bar and includes induction hob, oven, microwave combination oven and dishwasher. Off the rear lobby there is a WC and utility cupboard with plumbing for a washing machine and space for a tumble dryer. Across the rear of the property is a stunning vaulted garden room with bi-fold doors to the garden plus air conditioning unit.

The downstairs also benefits from underfloor heating throughout and integrated surround sound speakers.

Upstairs, the landing boasts a unique feature part-glazed walkway overlooking the sitting area below. There are three bedrooms, two of which have en-suite facilities, and a family bathroom. All bathrooms are fitted with designer sanitaryware and attractive floor and wall tiles plus heated towel rails.

To the front of the property is a block-paved driveway providing off road parking for two cars. Gated access leads to the rear walled garden, which has a raised lawn area with planting areas, two timber sheds and an attractive patio.

EPC Rating E

South Cambridgeshire County Council Band D

Minimum Tenancy Length 6 months

Deposit £2590

Holding Deposit £390

Utilities, Bills & Payments

The tenants are responsible for all bills.

Gas supply is by LPG Cylinders.

Electricity supply is mains

Water and sewerage are mains.

Heating is by gas, underfloor downstairs, radiators upstairs

Broadband

Fibre Broadband is available at the property. See OfCom for providers and further information.

Mobile Phone Coverage

Mobile Phone Coverage may be poor in this area for some networks. See OfCom for further information and providers.

Location

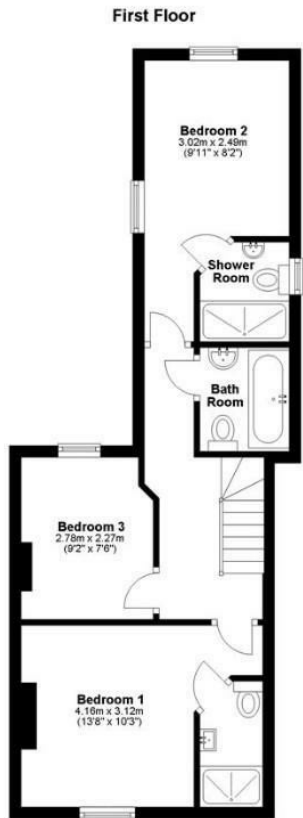
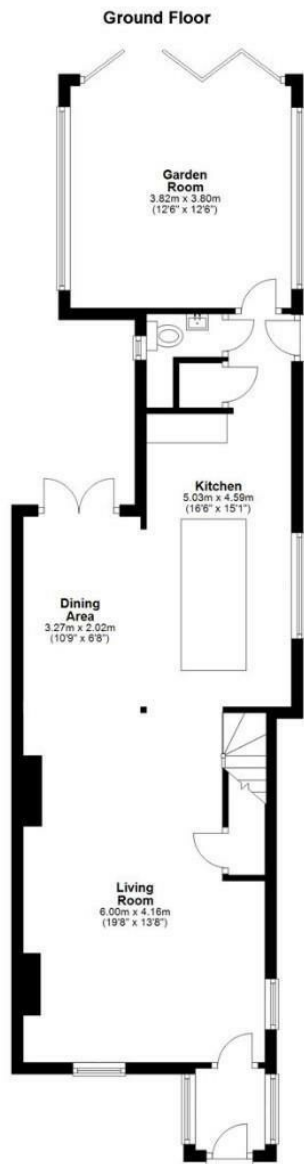
Only six miles to Addenbrookes Hospital by car. There is a frequent bus service with a bus stop located only 20 meters from the property.

The property is just a short distance to Babraham Research Campus and Chesterford Research Park, and Whittlesford train station is less than five miles away.

The house is walking distance to the village shop, public house and also benefits from gate access to Granta Park for the research facility and Nuffield Gym







Approx. gross internal floor area 108 sqm (1175 sqft)

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	41	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.



