



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET



81 Gough Way, Cambridge, CB3 9LN

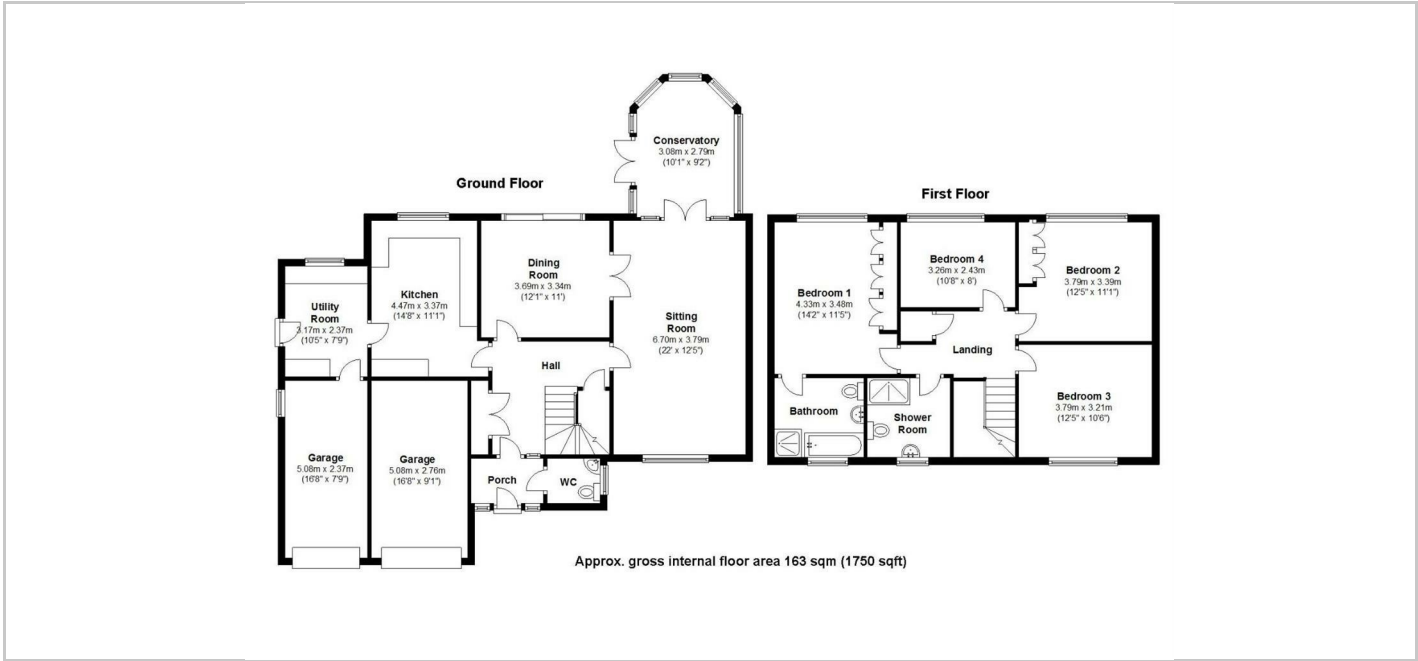
£3,000 PCM



THE PROPERTY

A substantial four bedroom detached house, located in a quiet cul-de-sac with good access to M11. The property comprises entrance hall, downstairs WC, large living room, conservatory, second reception room, kitchen and utility room with access to one garage. To the first floor are four double bedrooms with en-suite to master, and family bathroom. The property benefits from double garage with driveway, and large garden to the rear overlooking fields. The property will be managed by RAH.

- EPC Rating D
- Council Tax Band G.
- Minimum Tenancy Length 6 months
- Deposit £3460
- Holding Deposit £390



Directions

SITUATION

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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