



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET



The Gate House High Street, Great Abington, Cambridge, CB21 6AE

£1,950 PCM



- 3 bedroom detached house
- Well-equipped kitchen / dining room plus utility room
- Enclosed private garden
- Flexible Furnishing
- Ensuite to master bedroom
- Dual aspect sitting room
- Designated parking and ample on street parking
- Pets considered



Approx. gross internal floor area 75 sqm (800 sqft)

## Directions

## THE PROPERTY

### \*PETS CONSIDERED\*

This three-bedroom detached house is located in the desirable village of Great Abington, surrounded by open countryside and close to local amenities.

The property comprises entrance hall, leading to living room, kitchen/breakfast room, utility room and WC to the ground floor. Upstairs are three bedrooms, one with fitted wardrobes, another with en-suite, and there is also a family bathroom.

Outside, the property is approached by a private road just off the High Street, where there is ample parking. There is a good-sized enclosed garden which is laid mainly to lawn with a patio, flower beds and a block paved path.

Cambridge is only 9 miles away by road, and Saffron Walden around 8 miles. Local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The property is close to the M11 and Stansted Airport is approximately 25 minutes by car. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

EPC Rating C

Council Tax Band D

Minimum Tenancy Length 6 months

Deposit £2250

Holding Deposit £390

## SITUATION

