



28 Butcher Close, Cambridge, CB24 6ED
£2,200 PCM



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- DETACHED FAMILY HOME • SOUGHT-AFTER LOCATION • FOUR BEDROOMS • EN-SUITE TO MAIN BEDROOM • GARAGE & OFF-STREET PARKING • REAR GARDEN • PART-FURNISHED INCLUDING WHITE GOODS • MODERN KITCHEN/DINER

This bright and spacious four-bedroom detached property is situated in a beautifully kept quiet cul-de-sac in the popular village of Milton with its highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

The property comprises spacious entrance hall, large living room with bay window and feature fireplace, spacious and modern kitchen/diner, utility room and WC to the ground floor.

Upstairs are 4 good-sized bedrooms, 1 with en-suite and a family bathroom. To the rear of the property is an enclosed garden with a large patio, decked and graveled areas and a pergola, with mature shrubs to the borders.

To the front of the property is a garage and driveway for off-street parking.

EPC rating D

Council Tax Band E

Deposit £2650

Holding Deposit £390

Minimum Tenancy Length 12 months

Broadband & Mobile Phone Coverage

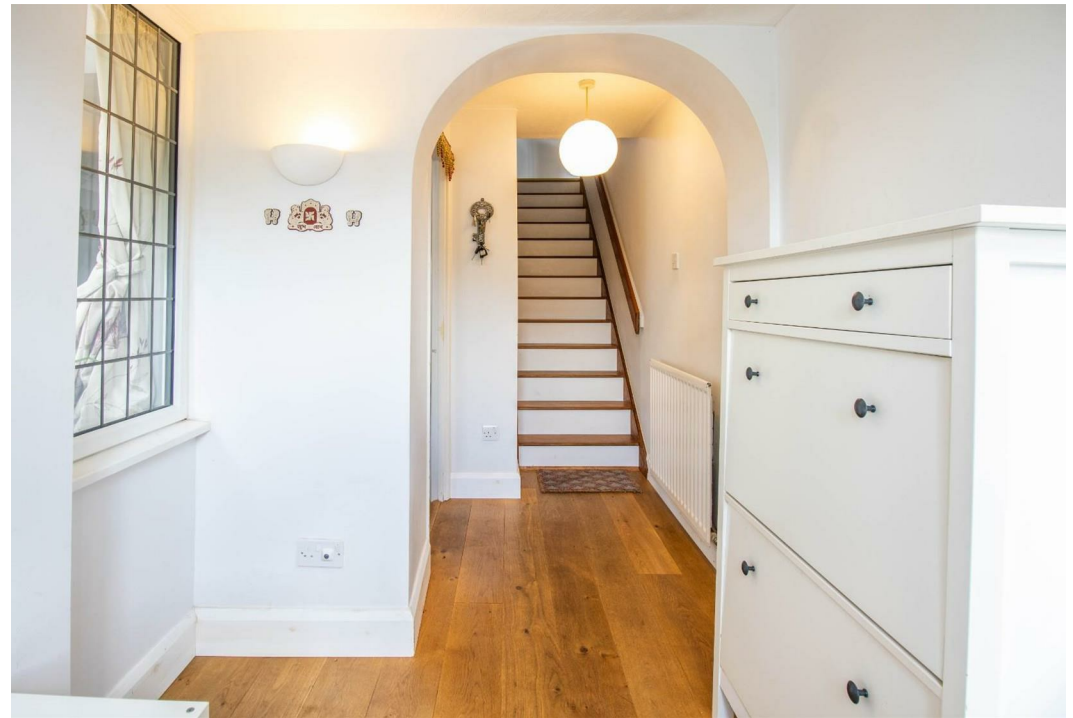
Fibre Broadband is available to the property and there is strong mobile phone signal.

Utilities, Bills & Payments

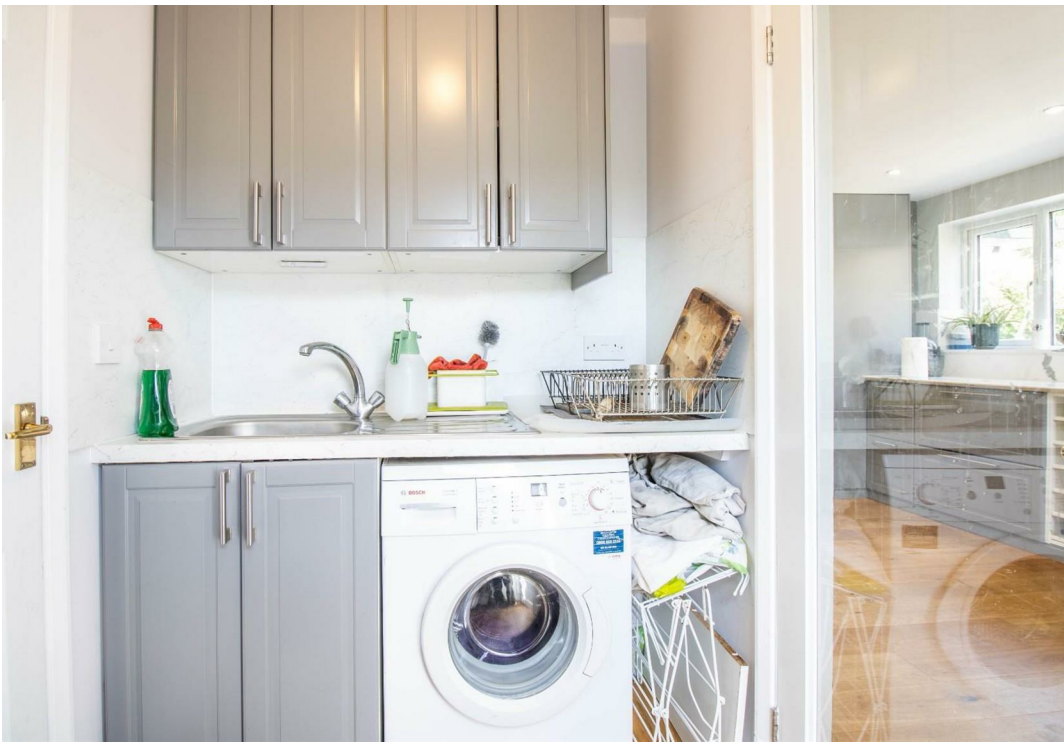
The tenant is responsible for all bills and may use their chosen suppliers.

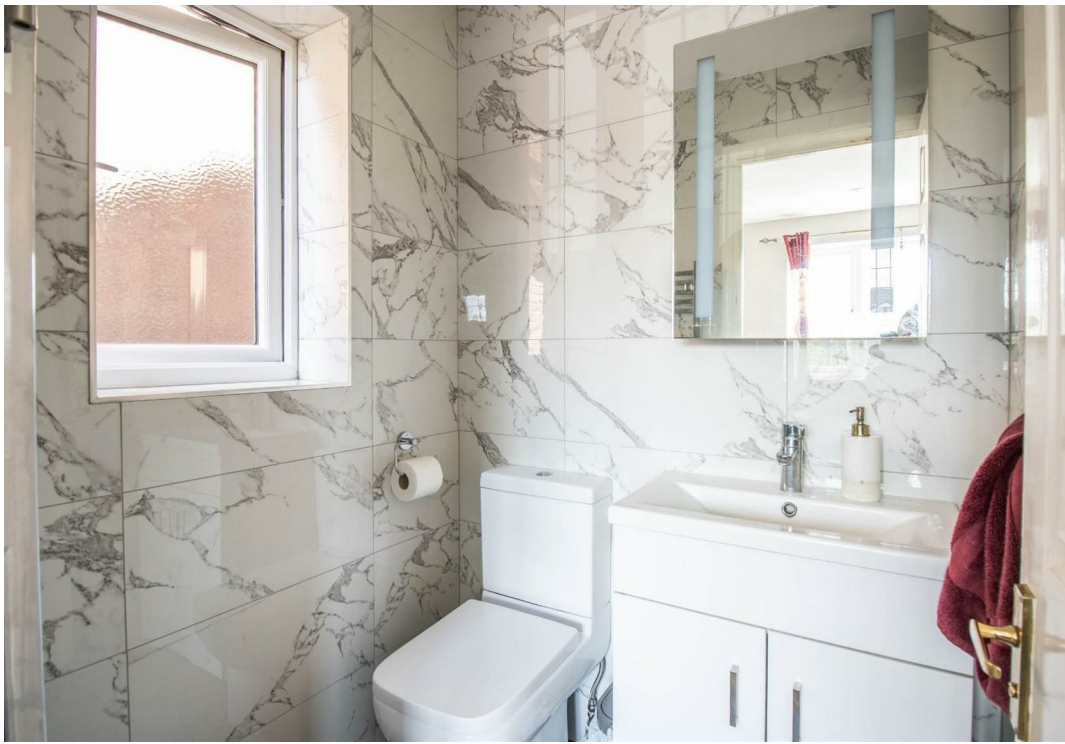
Gas, electricity, water and drainage are all mains.

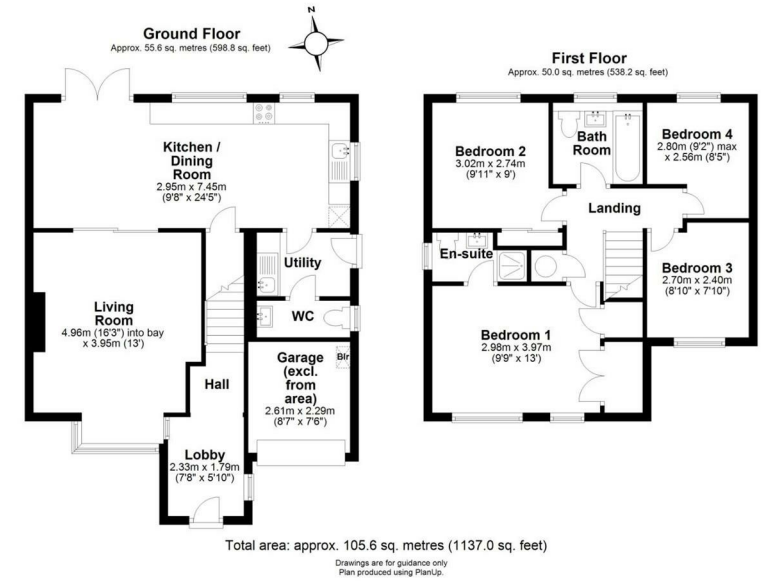
Heating is by gas boiler and radiators.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(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	

