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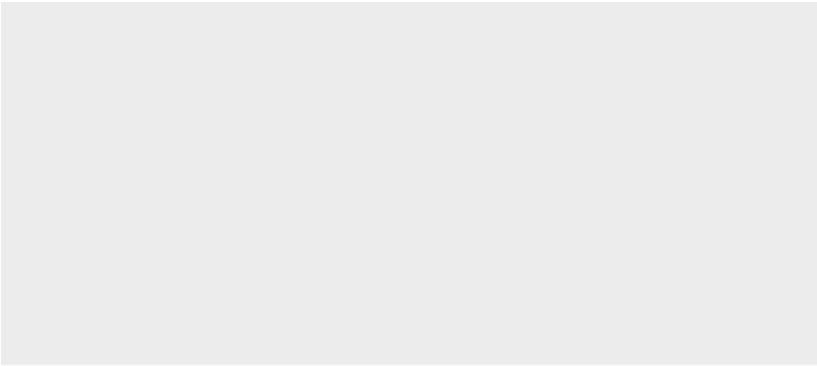


TO LET



228 Cambridge Road, Great Shelford, Cambridge, CB22 5JU

£2,650



THE PROPERTY

A beautifully presented four bedroom property in a highly sought after location in the popular village of Great Shelford, offering excellent access to local amenities, City Centre, Addenbrooks hospital, Biomedical campus, to mainline station and M11. The property comprises of an entrance hall with doors leading to front sitting room / bedroom 4 with large bay window overlooking the front, wet room and dining room. The dining room has a feature fireplace and opens on to the spacious family room. There is a kitchen / breakfast room with a modern range of fitted units, a built-in microwave, two ovens, electric hob, Quooker tap, wine cooler and dishwasher, there is also a door leading to the utility room which has a washing machine and dryer. Upstairs, the master bedroom benefits from an ensuite consisting of a large walk in shower, WC and wash basin. There are two further bedrooms and a family bathroom. All three bedrooms upstairs have built-in wardrobes. To the front of the property there is a small front garden enclosed with shrubs and parking for 3 cars. The rear garden is private and fully enclosed. It is part paved and part laid to lawn with mature trees for privacy. A gardener will attend a few times a year to trim hedges and trees, the general upkeep of the garden is the tenant's responsibility.

Besides the main building, there is a store room built into the back of the house and a bicycle lean-to in the front of the house. The house is at a convenient distance from the sought after schools and colleges in the south cambridge area with cycle paths and busway available.

Council Tax Band: F
 EPC Rating: C
 Minimum 12 Month Tenancy
 Deposit: £3050
 Holding Deposit: £390



Directions

SITUATION

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	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		