



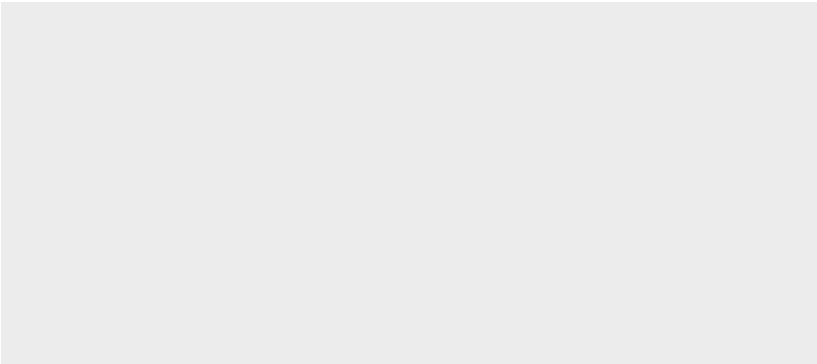
Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



48 Down House Drive, Cambridge, CB3 0WT

£2,650 Per Month



THE PROPERTY

A brand new, four-bedroom detached family home set over three levels in the new Franklin Gardens development located just off Histon Road, offering excellent access to the Science and Business Parks, Cambridge North Train Station, Cambridge City Centre and just a few minutes from the A14 and M11.

The property comprises of a large entrance hall with under stairs cupboard, bright and spacious, open plan kitchen/dining room fitted with gas hob, electric oven, fridge-freezer, washer-drier and dishwasher and a dining area with laminate flooring and French doors leading to the rear enclosed garden. There is also a spacious living room and a downstairs cloakroom.

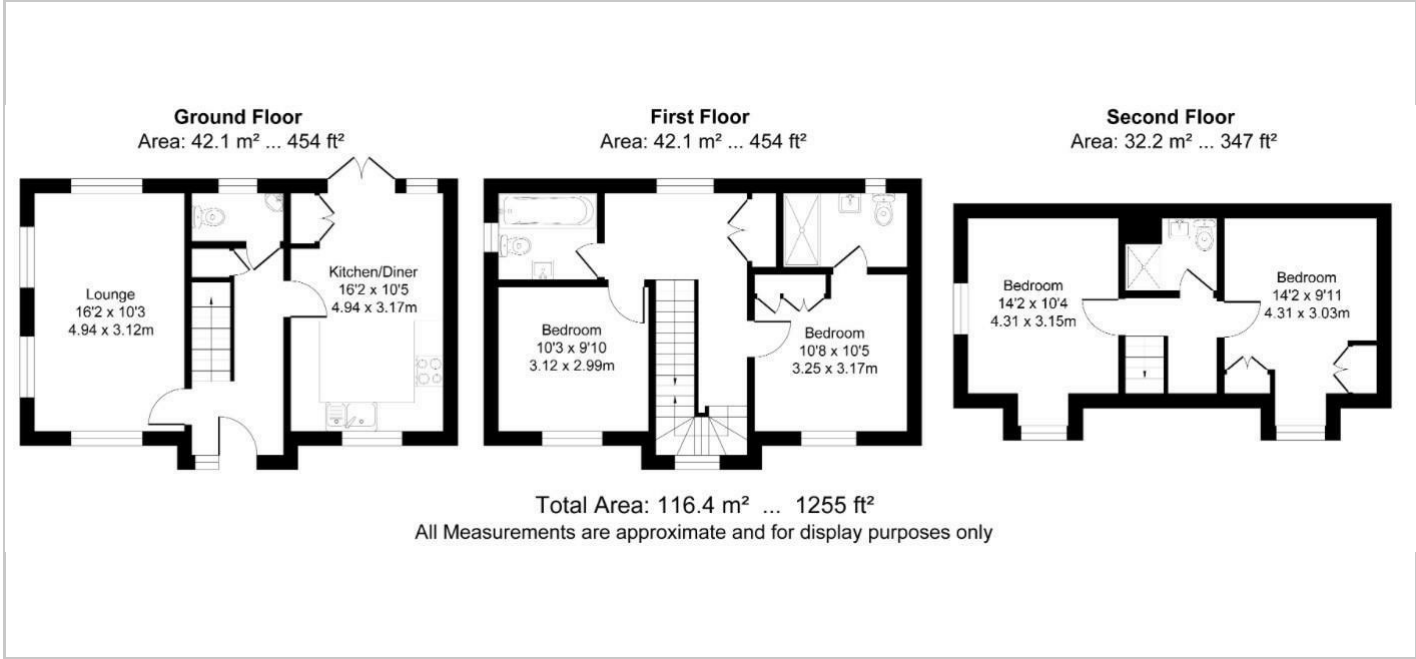
- The property benefits from four bedrooms.
- Bedroom 1 First floor double bedroom with fitted wardrobe and en suite
- Bedroom 3 First floor double bedroom
- Bedroom 2 Top floor double bedroom with fitted wardrobe
- Bedroom 4 Top floor double bedroom

There are two bathrooms. A Family bathroom with shower over the bath, heated towel rail, WC and hand basin and a separate shower room.

To the rear of the property there is an enclosed rear garden mostly laid to lawn with wooden shed, bin store and side entrance.

The property also benefits from a large car port with two parking spaces located next to the house with EV charger

- Key Information - EPC Rating – B
- Council Tax Band – Due to the property being newly built we are still awaiting final confirmation of the Council Tax Banding, however, this has been provisionally advised to be F.
- Rent – £2650
- Deposit – £3050
- Holding Deposit - £390
- 12 month tenancy



Directions

SITUATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(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		