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TO LET

36 Plumian Way, Balsham, Cambridge, CB21 4EG

£1,650 PCM



## THE PROPERTY

Nestled in the charming village of Balsham, this delightful detached house on Plumian Way offers a perfect blend of comfort and style. With four spacious bedrooms, this property provides a serene environment while still being close to local amenities.

Upon entering, you are greeted by a spacious hallway which leads to three inviting reception rooms, providing ample space for relaxation and entertainment. The property boasts two well-appointed bathrooms and four generously sized bedrooms.

Outside, the house features parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle in a peaceful yet vibrant neighbourhood.

This property will be managed directly by the landlord.

EPC rating: E

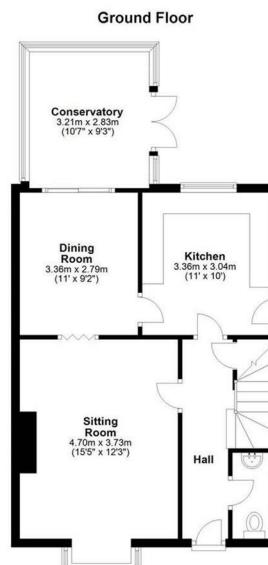
Council Tax Band: E

Minimum 12 Month Tenancy

Deposit: £1,900

Holding Deposit: £390

## SITUATION



Approx. gross internal floor area 106 sqm (1150 sqft)



## Directions

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			