



28 Butcher Close, Cambridge, CB24 6ED

£2,100 PCM



rah.co.uk  
01223 323130

- 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. 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.

This property will be managed by RAH.

EPC rating D

Council Tax Band E

Deposit £2420

Holding Deposit £390

Minimum Tenancy Length 12 months

#### **Parking**

Garage and Driveway

#### **White Goods**

Oven, extractor hood, dishwasher, fridge freezer, washing machine

#### **Utilities, Bills & Payments**

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.









