



Radcliffe & Rust are pleased to offer, for rent this end terrace property in the ever popular South Cambridgeshire village of Stapleford just 4 miles from Cambridge. The property is located on an attractive residential road in Aylesford Way and the village offers great amenities including two public houses, a church, primary school, hairdressers and sports facilities. The property is in the catchment area for Stapleford Primary School which is 0.6 miles from the property, around a 10 minute walk and the closest secondary school is Sawston Village College which is just under two miles from the property. The property is also situated perfectly for commuting slightly further afield with Great Shelford train station just over half a mile away.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this attractive two bedroom end terrace property in the popular village of Stapleford, CB22. Offering bright and modern accommodation set over two floors, this property is in immaculate condition and offers not only an attractive interior but also great outside space.

Upon entering the property, you are welcomed in to the hallway which has stairs to the first floor and accesses the downstairs cloakroom and living room. The cloakroom has a W.C and hand basin with under cupboard storage. The flooring in the hallway is easy maintenance laminate wood and this is carried in to the living room which creates a seamless sense of continuity. The living room is a great size with a large window which overlooks the front of the property. Within this room is also a useful under stairs cupboard. At the rear of the property is the kitchen / diner. This kitchen consists of a combination of wall and base white gloss units with a contrasting grey laminate worktop. Within the kitchen there is a stainless steel sink and drainer, electric oven, four ring gas hob, cooker hood, dishwasher, fridge/freezer and integrated washing machine. From the kitchen there is access to the rear garden and garage via a glass door.

Upstairs there are two bedrooms. The master has large built-in mirrored sliding wardrobes and a modern en-suite consisting of hand basin with under cupboard storage, white heated towel rail, walk-in shower cubicle with electric shower and W.C. Bedroom two overlooks the rear of the property and is another lovely and light room thanks to the large window. The family bathroom has a bath with overhead shower and glass screen, W.C and hand basin with very useful storage underneath.

Outside there is off road parking for at least two vehicles, private garage, front and rear gardens which are mainly laid to lawn, the rear garden wraps around the property and leads to the gated rear access and a handy spot bin storage.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

Agents notes

Deposit: £1,673

Council tax band C, approx £1,739 per annum for 2021-2022

Covenant restrictions:

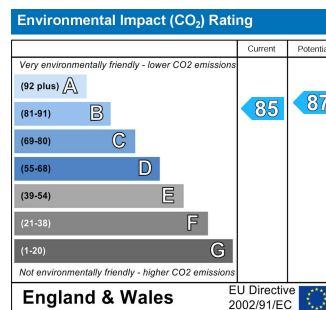
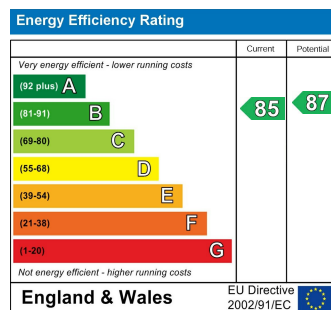
1. No trade or manufacture to be conducted at the property
2. No caravans, trailers, motor homes or boats to be stored on the driveway
3. No commercial vehicle - lorry, coach or bus to be parked on the estate
4. No smoking in the property

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

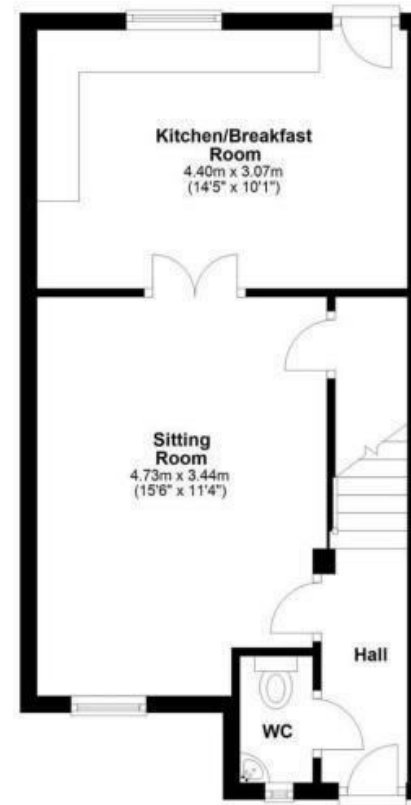
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





Ground Floor



First Floor



Approx. gross internal floor area 72 sqm (775 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	87
(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	87
(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	

