



Radcliffe & Rust
Residential sales & lettings

30 Horningsea Road, Fen Ditton CB5 8SZ
£1,200 PCM

DUE TO THE LEVEL OF INTEREST RECEIVED ON THIS PROPERTY, WE HAVE PAUSED VIEWINGS.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for let this attractive and spacious one-bedroom, semi-detached, fully-furnished bungalow in the popular village of Fen Ditton, to the north-east of Cambridge. This property enjoys many of the amenities you would expect from village life, including two public houses, a primary school and a selection of independent businesses; there are also sports teams for the more active residents. Although Fen Ditton is a small village with a small population, it has a strong community feel and sits close to Cambridge itself. The location is also close to both the A14 and A10, making it perfect for commuting to other towns and cities for work or pleasure. And did we mention the train stations down the road in both Waterbeach and Cambridge North?

Once inside the property, a generous-sized hallway leads through the bungalow, into the bedroom, bathroom and to the main living area at the back. As you enter the front door, the first room directly to your right is the shower room with W.C., bidet, hand basin and walk-in shower cubicle. This room also doubles as a utility room with both a washing machine and tumble dryer. The bathroom is modern and in excellent condition; the marble effect tiles give the room an attractive finish. Behind the bathroom door is a large airing cupboard.

Opposite the shower room, back out in the hallway, is the spacious bedroom, which comfortably fits a double bed and two large wardrobes with mirrored sliding doors. This room is a good size, and with its neutral décor and a large window on the far wall, the feeling of light and space hits you instantly.

At the end of the property is the main living area, which is definitely one of the property's highlights. It is generously sized and flooded with light from the windows and large skylight, which is a desirable addition to an already lovely property. The space is open plan but divided into two distinct sections: the lounge to the left and the kitchen/diner to the right. This lounge area is spacious and inviting and would be a great room to socialise with friends and family.

The kitchen lies at the other end of the space. It comes with everything a couple or individual would need to live here comfortably, including a fridge freezer, separate chest freezer, single oven and microwave. There is even a breakfast bar for two people to enjoy meal times. The pale green cupboards,

dark green tiles, wooden worktops and laminate floor all contract perfectly, making it an attractive and modern room to enjoy both cooking and indulging!

From the kitchen there is access to a small garden area, perfect for relaxing and bbqs,

There is off-road parking for two vehicles.

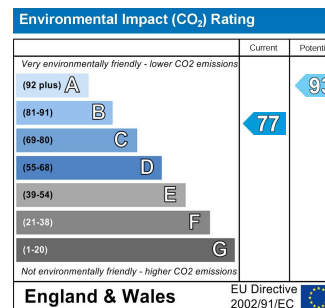
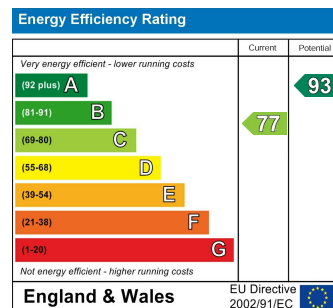
Please call us on 01223 307898 to arrange a viewing at Fen Ditton and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

Council Tax Band: C

Underfloor heating throughout

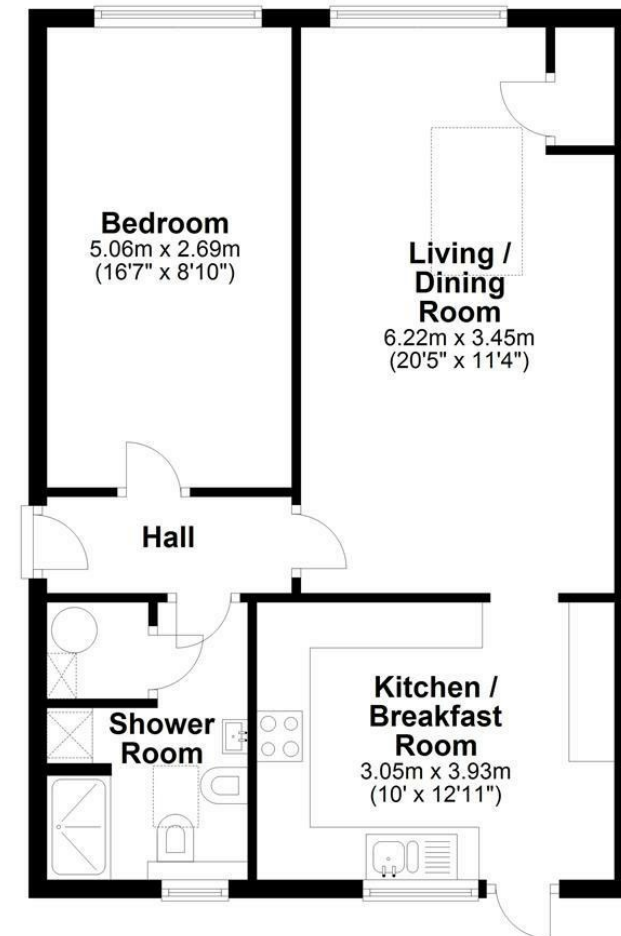
Electricity and gas bills included in the rent





Ground Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
77	93
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 ₂) Rating	
Current	Potential
77	93
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 (1-30) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

