



Radcliffe & Rust
Residential sales & lettings

54 Howells Way, Hardwick CB23 7FP
£1,500 PCM

Radcliffe & Rust are delighted to offer to let, this modern 2 bedroom, semi-detached property, situated in the ever popular village of Hardwick, CB23. The property is situated on the brand new Hill Residential development, just off St Neot's Road and offers fantastic access to both the A428 and A14. This property comes with off road parking, supplying enough room for 2 cars, with access to the rear garden from the back of the driveway. The property is available for immediate occupancy on a part furnished basis with an initial 12 month agreement. Hardwick offers catchment for the highly regarded Hardwick & Cambourne Community Primary school, and for the 'Excellent' Comberton Village College for secondary education. The village which lies between Cambridge and St Neots benefits from a range of local amenities including a pub, Sports and Social club, football and cricket pitches, village shop, post office and beauticians.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this modern two bedroom semi-detached property in Hardwick, CB23, Positioned just 6 miles (9.7 km) West of the city of Cambridge and just over 12 miles from St Neots, the location of this property offers excellent transport links for a commuter travelling to either location for work.

The outdoor facade of the property is modern and inviting with sand colour bricks and white uPVC windows. To the left hand side of the property there is a private driveway which belongs to the property with space to park two vehicles. Once inside, you are welcomed into a hallway with crisp white walls and wooden style flooring which is continued throughout the ground floor creating flow and continuity between the spaces. To the right of the front door is the downstairs cloakroom which has a low level W.C. and hand basin with grey coloured tiled surround. Around the sink there is also duck egg blue metro tiles with a useful built-in alcove under the hand basin for storage. The rest of the ground floor is an entirely open plan kitchen, living and dining space which can be accessed via two different doorways in the hallway. This dual aspect open plan living space has the kitchen area which overlooks the front of the property. With dark blue shaker style wall and base units with a contrasting white worktop, within the kitchen there is an electric oven with built-in microwave above, induction hob and integrated fridge / freezer, dishwasher and washing machine. The living and dining end of the room offers a blue velvet L-shaped sofa, large dining table which could seat at least six people and wooden TV cabinet. Under the stairs, there is also a useful under stairs storage cupboard which is accessed from this room. The rear garden can be accessed from this generous room via the French doors which flood the space with light.

On the first floor, there are two double bedrooms with an en-suite to the master and family bathroom. The first room you come to at the top of the stairs is bedroom one. Overlooking the rear of the

property, this good sized double has wardrobes with sliding doors and a double bed with wooden bed frame, mattress and two wooden bedside tables. The master has the added bonus of an en-suite which has a large walk-in shower cubicle with overhead shower, hand basin, W.C., white heated towel rail and a large mirror with shelf behind the hand basin and W.C. Next to bedroom one is bedroom two. Another great sized double overlooking the front of the property, bedroom two has a double bed with wooden bed frame and mattress and a large L-shaped wooden desk. The family bathroom is next to bedroom two. Also overlooking the front of the property, the family bathroom has a bath with glass shower screen and overhead shower, hand basin, W.C., white heated towel rail and grey wall tiles.

To the rear of the property there is a private garden. Mainly laid to lawn with planted borders, the rear garden has a paved patio area directly outside the property which could be used to create an outdoor dining and cooking area. The garden can be accessed from the French doors in the open plan living space or via the driveway via a wooden gate. Within the rear garden there is also a wooden storage shed.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available for Immediate Occupancy, on an initial 12 month unfurnished basis.

Deposit £2,019

Non smokers only please.

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 Client Money Protect

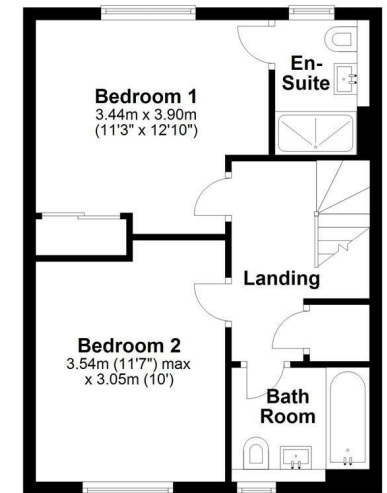




Ground Floor
Approx. 39.5 sq. metres (425.3 sq. feet)



First Floor
Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	95
(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	

