



Cambridge Road, Cambridge, CB24 9NU

CHEFFINS

Cambridge Road

Impington, Cambridge,
CB24 9NU

- Minimum 12 Month Tenancy
- Available from 14/05/2024
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Parking & Garage
- Front & Rear Gardens

A well presented and extended 3 bedroom detached house located in this popular and well served village. The spacious and versatile accommodation comprises entrance hall, cloakroom, stunning open plan kitchen/living room, sitting room, 3 double bedrooms and 2 bathrooms (1 en suite). Further benefits include off street parking, double garage and front & rear gardens. We regret no sharers Unfurnished. Available from 14/05/2024. EPC: D and Council Tax Band: E

3 2 2

£2,250 PCM





LOCATION

Impington is a well regarded village approximately 3 miles north of Cambridge city centre. The village and adjoining village of Histon contains a wide range of amenities including shops, banks, a library, a butchers, a green grocer, a bakery and public houses/restaurants. The property is exceptionally well placed for access to major routes such as A14, A428 and M11 and convenient for access to the guided bus service connecting Cambridge with Huntingdon and St Ives.



ENTRANCE HALL

with stairs rising to first floor with cloakroom beneath, door to sitting room and door to:

OPEN PLAN KITCHEN/LIVING ROOM

'L' shaped narrowing to 12'3" (3.73m) and 17'8" (5.26m) respectively.

KITCHEN AREA

fitted kitchen with base and wall units, island, work tops, sink, American style fridge freezer and integrated appliances including oven, induction hobs with extractor above, microwave, dishwasher, washing machine and tumble dryer. window to rear aspect and door to side aspect with access to driveway. The kitchen area is open to:

LIVING AREA

with large bay window to the rear aspect with patio doors to garden and double doors to:

SITTING ROOM

with window to front aspect.

CLOAKROOM

with WC, wash basin and window to side aspect.

STAIRS/LANDING

with window to side aspect. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

with fitted wardrobes and window to front aspect.

BEDROOM 2

with window to rear aspect and door to:

EN SUITE SHOWER ROOM

with shower, WC, wash basin and heated towel rail.

BEDROOM 3

with built in wardrobe and window to front aspect.

BATHROOM

with bath, separate shower, WC, heated towel rail and window to rear aspect.

OUTSIDE

FRONT

front garden principally laid to lawn with path to front door, mature hedgerow, driveway to the side providing off street parking and access to double garage.

REAR

enclosed rear garden predominantly laid to lawn with mature shrubs and hedgerows and shed (use of half the shed)

LETTING AGENT NOTES

Holding Deposit - £519

Deposit - £2596

EPC - D

Council Tax - E

Square Footage - 1490

Property Type - Detached House

Property Construction - Brick & Tile

Parking - Parking & Garage

Electric Supply - Mains supply

Gas Supply - Mains supply

Water Supply - Mains supply:
Metered

Sewerage - Mains

Heating source - Gas Boiler &
Radiators

Broadband Connected - Yes

Broadband Type - Fibre to the
Cabinet

Mobile Signal/Coverage - Good

Flood risk - Surface water: High Risk







Total area: approx. 138.5 sq. metres (1490.9 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	98
62	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.