



The Rowans, Milton, Cambridge, CB24 6ZA

CHEFFINS

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Milton, Cambridge,
CB24 6ZA

A 2 bedroom house located in this popular and well served village to the north of Cambridge with easy access to the Science Park, City centre and A14/M11. The accommodation comprises entrance hall, fitted kitchen, living room, 2 bedrooms and bathroom. Off street parking for 1 car and garden. We regret no pets or sharers. Unfurnished. Available Now. EPC: D and Council Tax Band: C.

LOCATION

Milton is a well served village approximately 3 miles distant to the North of Cambridge. It offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses and restaurants. The neighbouring village of Waterbeach also has it's own mainline train station providing a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. Walkable distance to the property is Milton Country Park.



£1,150 PCM



**ENTRANCE HALL**

with generous under stairs storage cupboard and further storage cupboard. The kitchen and living room are accessed off the entrance hall.

KITCHEN

with base and wall units, work surfaces, sink, fitted shelving, window to front aspect and freestanding appliances including oven with electric hobs, fridge freezer and washing machine.

LIVING ROOM

with stairs rising to 1st floor and bay window to rear aspect.

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

with window to front aspect.

BEDROOM 2

with window to front aspect.

BATHROOM

with shower over bath, toilet, wash basin with wall mounted mirror above and frosted window to front aspect.

OUTSIDE**PARKING**

allocated parking for 1 car

GARDEN

private rear garden predominantly laid to lawn with shed.

LETTING AGENT NOTES

Holding Deposit - £265

Deposit - £1326

EPC - D

Council Tax - C

Square Footage - 571

Property Type - Mid Terrace House

Property Construction - Brick & Tile

Parking - Allocated Parking

Electric Supply - Mains Supply

Gas Supply - Mains Supply

Water Supply - Mains Supply;

Metered

Sewerage - Mains

Heating source - Gas Boiler &

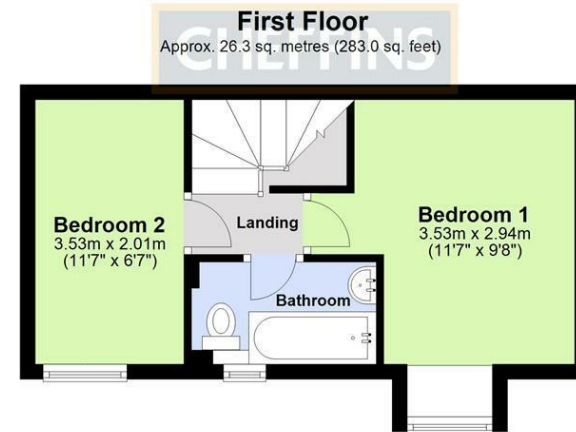
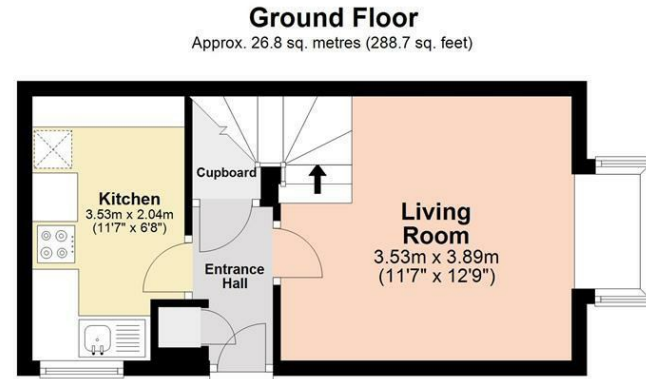
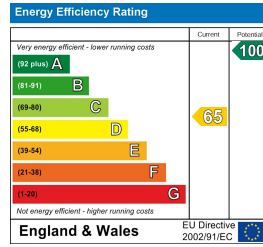
Radiators

Broadband Connected - Yes

Broadband Type - Fibre to the

Cabinet

Mobile Signal/Coverage - Good



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.