



Quarry Lane, Haslingfield, Cambridge, CB23 1LB

CHEFFINS

Quarry Lane

Haslingfield, Cambridge,
CB23 1LB

- Minimum 12 Month Tenancy
- Available Now
- Furnished or Unfurnished
- EPC: C
- Council Tax Band: B
- Gas Central Heating
- Off Street Parking
- Garden

A 2 bedroom cottage with unquestionable charm and character located in a countryside setting close to the heart of this sought after and well served village. The accommodation comprises kitchen, dining room, sitting room, 2 bedrooms and bathroom. Garden and off street parking. We regret no pets. Furnished or unfurnished. Available now. EPC: C and Council Tax Band: B.

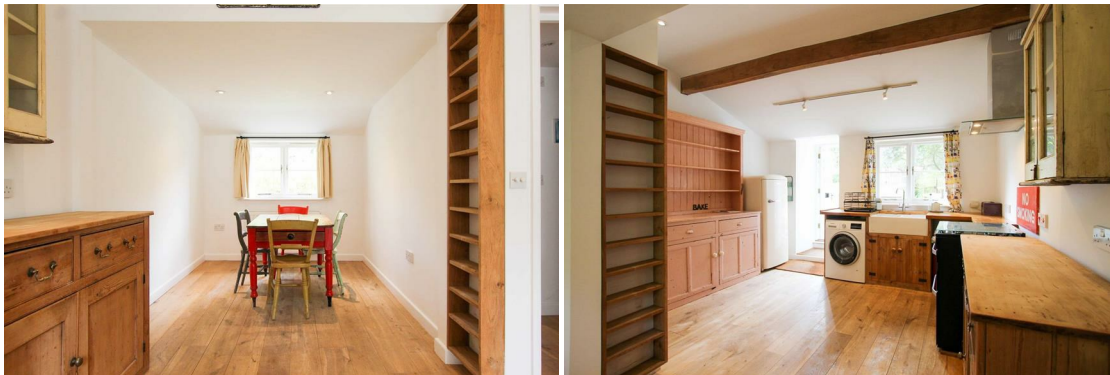
2 1 2

£1,400 PCM





LOCATION



Haslingfield is a popular village situated approximately 6 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a cafe, primary school, church, village hall and village shop with post office along with playground/rec and tennis courts. Further amenities are available in the nearby villages of Harston and Barton.

KITCHEN

base units, double butlers sink with window to front aspect above, fitted shelving, freestanding oven with gas hob and extractor hood above, fridge and washing machine. Furniture can include dresser and side board. Door to inner hallway and open to:

DINING ROOM

window to rear aspect. Furniture can include dining table with chairs.

INNER HALLWAY

fitted shelving and doors to bathroom and sitting room.

BATHROOM

shower enclosure, separate bath, wc, wash basin, heated towel rail and window to rear aspect.

SITTING ROOM

stairs rising to first floor, feature fireplace with working log burner, exposed timbers, fitted book shelving, 2 windows to front aspect and door to bedroom 2. Furniture can include sofa, chair, side table, cabinet, foot stool and trunk.

BEDROOM 2

window to rear aspect and internal

window to sitting room. Furniture can include single bed, wardrobe and chest of drawers.

STAIRS/LANDING

doorway to:

BEDROOM 1

built in cupboard, exposed timbers and window to side aspect. Furniture can include kingsize bed, wardrobe with drawers and 2 chest of drawers.

OUTSIDE

driveway with off street parking for a couple of vehicles and shared access across to neighbouring properties, garden is principally laid to lawn with flower beds, shrub borders, shed and log store. An ad hoc garden service can be provided by the Landlord.

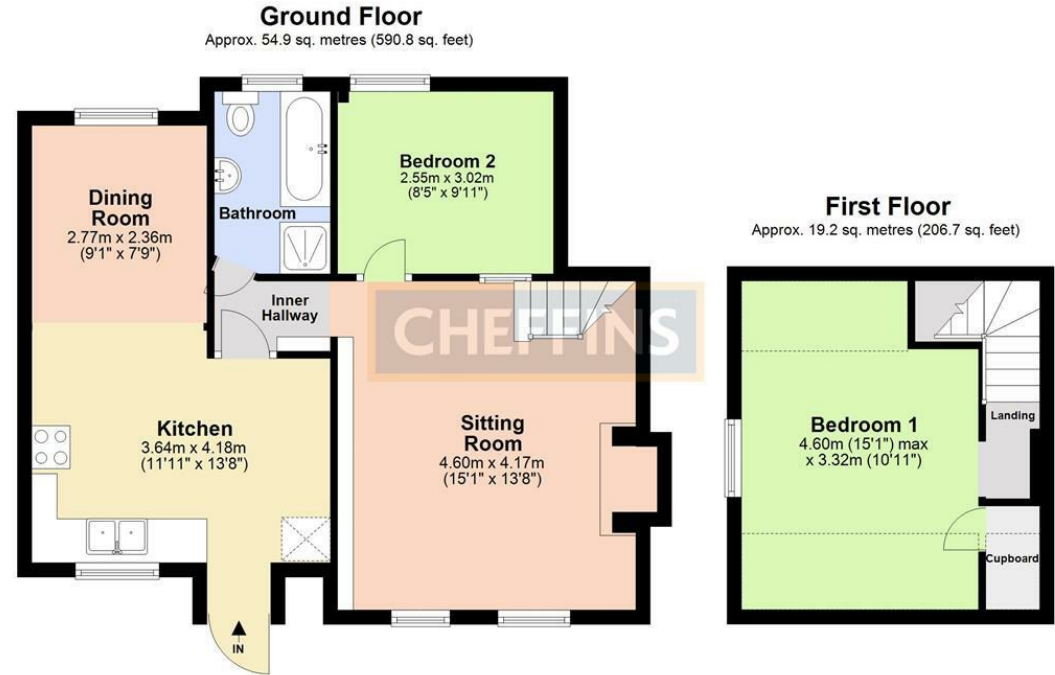
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £323
Deposit - £1615







Total area: approx. 74.1 sq. metres (797.5 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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		

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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.