



Brewery Road, Pampisford, Cambridge, CB22 3EN

CHEFFINS

Brewery Road

Pampisford, Cambridge,
CB22 3EN

- Minimum 12 Month Tenancy
- Available from 05/08/2024
- Unfurnished
- EPC: D
- Council Tax Band: F
- Gas Central Heating
- Front & Rear Gardens
- Garage & Parking

A spacious 4 bedroom detached house enjoying countryside views to the front and rear located in the heart of this attractive village between Cambridge and Saffron Walden. The accommodation comprises entrance hall, open plan sitting/dining room, kitchen/breakfast room, utility room, 4 double bedrooms, and 2 bathrooms. Generous front and rear gardens, in and out driveway and single garage. Unfurnished. Available from 05/08/2024. EPC: D and Council Tax Band: F.

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£2,200 PCM





LOCATION

Pampisford is an attractive village just off the A505 approximately 8 miles south of Cambridge historic city centre. The village has a church and a playing field and adjoins the larger village of Sawston, which has an excellent range of local amenities. The property is well positioned for access to Whittlesford Parkway main line station 1.3 miles distant and the M11 at junction 10 about 2.5 miles distant.

ENTRANCE HALL

sky light, internal door to garage and door to:

INNER HALL

stairs rising to first floor. The sitting room, dining room, kitchen/breakfast room and shower room are accessed off the inner hall.

SITTING ROOM

gas fireplace, patio doors to rear garden and open to:

DINING ROOM

dual aspect with windows to front and side aspects.

KITCHEN/BREAKFAST ROOM

'L' shaped and reducing to 9'3" (2.82m) x 8'7" (2.62m) respectively. Kitchen with base and wall units, work tops, sink with window to rear aspect above, further window to rear aspect, double oven, gas hob with extractor above, dishwasher, space for a fridge freezer (appliance can be provided), larder store with fitted shelving, store cupboard and door to:

UTILITY ROOM

base units, work tops, sink, space and

plumbing for a washing machine and dryer (appliance can be provided), windows to rear and side aspects and door to rear garden.

SHOWER ROOM

shower enclosure, wc, wash basin with mirror above and window to front aspect.

STAIRS/LANDING

airing cupboard, window to rear aspect and window to side aspect. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

built in double wardrobe, dual aspect with windows to front and side aspects and door to:

EN SUITE WC

wc, wash basin with mirror above, fitted shelving and window to front aspect.

BEDROOM 2

built in double wardrobe and window to rear aspect.

BEDROOM 3

built in double wardrobe and window to side aspect.

BEDROOM 4

window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above and window to rear aspect.

OUTSIDE

FRONT

open front garden predominantly laid to lawn with in and out driveway, single garage, beds and borders. Garden service included.

REAR

enclosed rear garden predominantly laid to lawn with patio, fruit trees, shrub beds and mature hedgerows. Garden service included.

LETTING AGENT NOTES

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

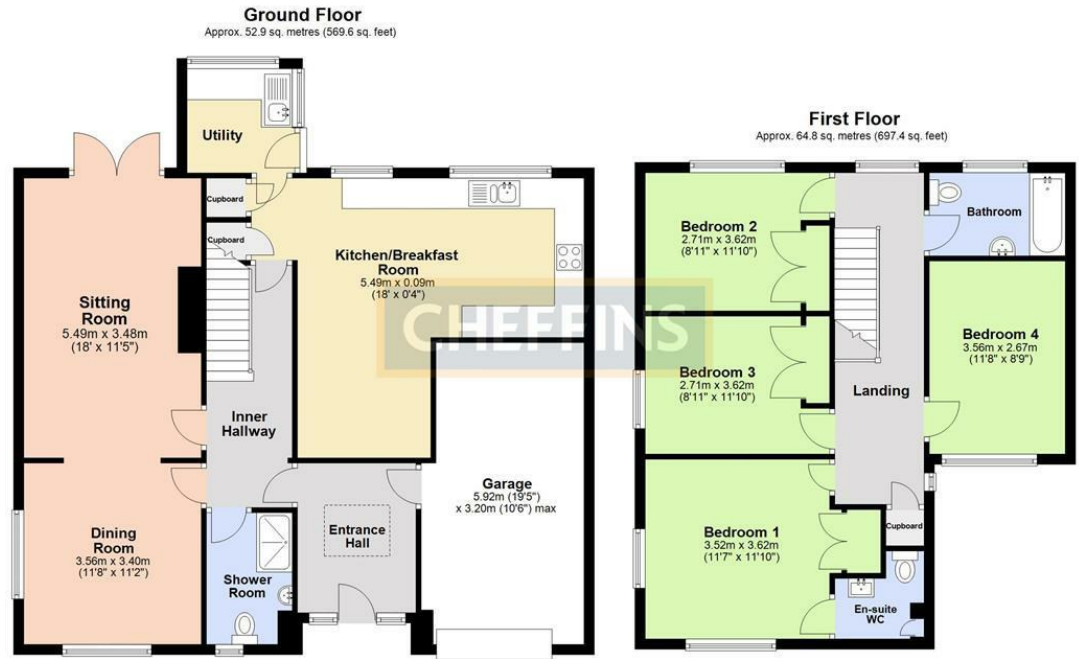
Term - Minimum 12 month tenancy

Holding Deposit - £507

Deposit - £2538







Total area: approx. 117.7 sq. metres (1267.1 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes Garage

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(72 plus) A		
(61-71) B		
(55-60) C		
(49-54) D		
(39-48) 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.