



Coton Road, Grantchester, Cambridge, CB3 9NH

CHEFFINS

Coton Road

Grantchester, Cambridge,
CB3 9NH

- Minimum 12 Month Tenancy
- Available from 31/07/2024
- Unfurnished
- EPC: E
- Council Tax Band: F
- Oil Central Heating
- Generous Garden
- Off Street Parking

A 4 bedroom detached family home set within generous gardens and grounds located close to the heart of this highly sought after and attractive village with easy access to Cambridge and the M11. The accommodation comprises entrance hall, 2 reception rooms, kitchen, 3 double bedrooms, 1 single bedroom, bathroom and wet room. Gardens and grounds of about 0.6 acres and off road parking for several cars. We regret no sharers. Unfurnished. Available 31/07/2024. EPC: E and Council Tax Band: F.

4 1 2

£2,950 PCM





LOCATION

The property is located in the heart of the famous village of Grantchester. The village has an excellent range of amenities including four pubs, Tea Rooms, parish church and Waitrose nearby in Trumpington. The property is located close to Grantchester Meadows providing a scenic route into Central Cambridge on foot or bike via Newnham. The property is conveniently placed for access to the M11 at Junction 12 approximately 1 mile away. Primary school education facilities are available in nearby Barton and secondary at Comberton Village College, while top-rated schools in Cambridge are within easy reach.



PORCH

clothes hooks and double glazed window to side aspect.

ENTRANCE HALL

stairs rising to first floor, built in book case, doors to kitchen, wet room and:

SITTING ROOM

triple aspect with 3 double glazed windows to front aspect, double glazed window to side aspect and double glazed window to rear aspect, feature fireplace (not in use) and fitted book case.

KITCHEN

base and wall units, kitchen island, work tops, sink with window to side aspect above, integrated appliances including oven, electric hob with extractor above and dishwasher, freestanding washing machine, 2 double glazed windows and patio doors to rear aspect, side door and open to:

DINING ROOM

dual aspect with double glazed windows to front and side aspects.

WET ROOM

electric shower, wc, wash basin with vanity unit below and double glazed window to rear aspect.

STAIRS/LANDING

airing cupboard, 2 double glazed windows to front aspect and doors to bedrooms and bathroom.

BEDROOM 1

built in double wardrobe and dual aspect with double glazed windows to front and side aspects.

BEDROOM 2

dual aspect with double glazed windows to front and side aspects.

BEDROOM 3

dual aspect with double glazed windows to rear and side aspects.

BEDROOM 4

built in wardrobe and double glazed window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with illuminated mirror above, heated towel rail, built in cupboard with fitted shelves and double glazed window to side aspect.

OUTSIDE

the property sits in the middle of a generous plot stretching to approximately 0.6 acres and is set well back from the road and screened by a large beach hedge to the front perimeter. The grounds are principally laid to lawn with a range of mature trees and shrubs including a variety of fruit-bearing trees that remain from the days it was an orchard. The garden enjoys views over pasture to the rear and in the front there is an extensive gravelled driveway.

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 - £680

Deposit - £3403







Total area: approx. 137.1 sq. metres (1475.9 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 | 78 | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | 40 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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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.