



High Street, Coton, Cambridge, CB23 7PL

CHEFFINS

High Street

Coton, Cambridge,
CB23 7PL

A spacious 1 bedroom detached barn conversion with unquestionable charm and character located in a highly desirable village close to and west of Cambridge. The accommodation comprises entrance hall, living room, kitchen and bathroom to the ground floor and 1 double bedroom on the first floor. Off street parking and outside space. We regret no pets. Furnished. Available from 05/11/2024. EPC: C and Council Tax Band: C.

LOCATION

Coton is a sought after and well served village located approximately 3 miles west of Cambridge. The village offers an excellent range of amenities including a public house, village hall, large playing fields and Coton Orchard farm shop and garden centre which also has a post office, butcher and café. The M11 and A428 nearby give quick access to the major road network and there is convenient access into Cambridge city centre via the Park & Ride and excellent cycle routes along Madingley Road.



£1,400 PCM





ENTRANCE HALL

built in cupboard housing washing machine, door to bathroom and door to:

KITCHEN

base and wall units, work tops, sink with window to front aspect above, integrated double oven, gas hob with extractor hood above, freestanding fridge freezer, microwave and dishwasher, furnished as seen and door to:

LIVING ROOM

stairs rising to first floor, part vaulted ceiling with window to side aspect, exposed timber framing, working log burner, 2 windows to rear aspect and furnished as seen.

BATHROOM

shower over bath with glass shower screen, wc with mirrored cabinet above, wash basin with mirror above, heated towel rail, built in cupboard and window to front aspect.

STAIRS/LANDING

Velux skylight, window to side aspect and door to:

BEDROOM

built in wardrobe, window to rear aspect and furnished as seen.

OUTSIDE

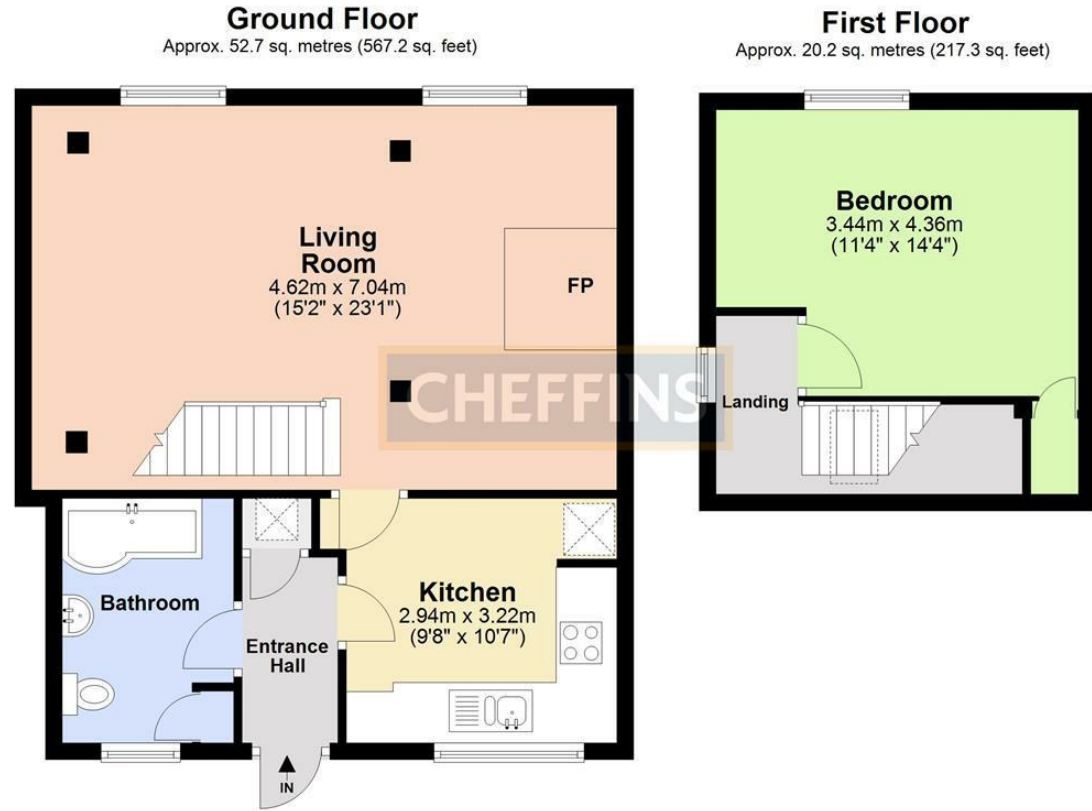
accessed via a gravelled driveway shared with the neighbouring Wisteria Barn. The driveway extends to the front of the property providing a gravelled area providing space for parking and seating and over looks the garden to the main house.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy
Holding Deposit - £323
Deposit - £1615





Total area: approx. 72.9 sq. metres (784.5 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B		71	
(69-80) C			
(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	

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.