



Claudius Walk, Northstowe, Cambridge, CB24 1BL

**CHEFFINS**

## Claudius Walk

Northstowe, Cambridge,  
CB24 1BL

- \*ZERO DEPOSIT SCHEME AVAILABLE\*
- Available Now
- Pets Considered
- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Garden
- Garage

\*ZERO DEPOSIT SCHEME AVAILABLE\* A modern 4 bedroom town house located within this recently created village between Cambridge and St Ives. The property offers versatile accommodation comprising entrance hall, kitchen, living room cloakroom, master bedroom with en-suite shower room, 3 further bedrooms, bathroom and shower room. Enclosed rear garden and garage. We regret no sharers. Unfurnished and pets considered. Available now. EPC: B and Council Tax Band: D.

4 3 1

**£1,800 PCM**





## LOCATION



Claudius Walk is located within the recently built village of Northstowe positioned between the villages of Longstanton and Willingham. The property is a short distance from the Guided Bus route (with cycle path) proving fast access to Cambridge and St Ives and the village offers easy access to the A14, M11 and A1. A wide range of local amenities including shops can be found in the neighbouring villages.

## ENTRANCE HALL

stairs rising to first floor with built in cupboard beneath. The living room, kitchen and cloakroom are accessed off the entrance hall.

## LIVING ROOM

patio doors to rear garden.

## KITCHEN

base and wall units, work tops, 1.5 bowl sink, integrated appliances including oven and grill and gas hob with extractor above, space for a fridge freezer, space and plumbing for a washing machine and window to front aspect.

## CLOAKROOM

wc and wash basin with mirror above.

## STAIRS/FIRST FLOOR LANDING

stairs rising to second floor and window to front aspect. Bedrooms 2 & 4 and the family bathroom are accessed of the first floor landing.

## BEDROOM 2

window to rear aspect and patio doors to rear aspect with Juliet Balcony.

## BEDROOM 4

patio doors to front aspect with Juliet Balcony

## BATHROOM

bath, wc and wash basin with mirror above.

## STAIRS/SECOND FLOOR LANDING

built in cupboard housing hot water cylinder. Bedrooms 1 & 3 and the shower room are accessed of the second floor landing.

## BEDROOM 1

window to rear aspect and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above.

## BEDROOM 3

2 windows to front aspect.

## SHOWER ROOM

shower enclosure, wc and wash basin with mirror above.

## OUTSIDE

enclosed rear garden principally laid to lawn with patio, shed and pathway to rear gate with access to single garage.

## LETTING AGENT NOTES

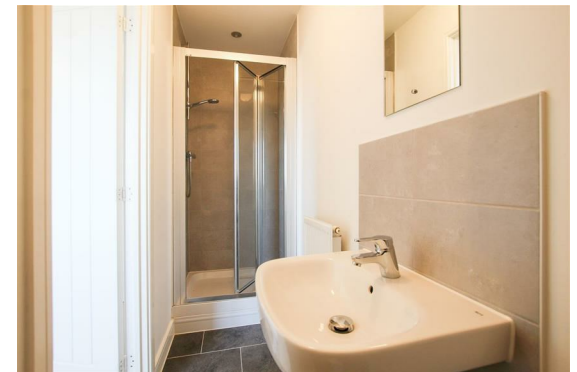
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

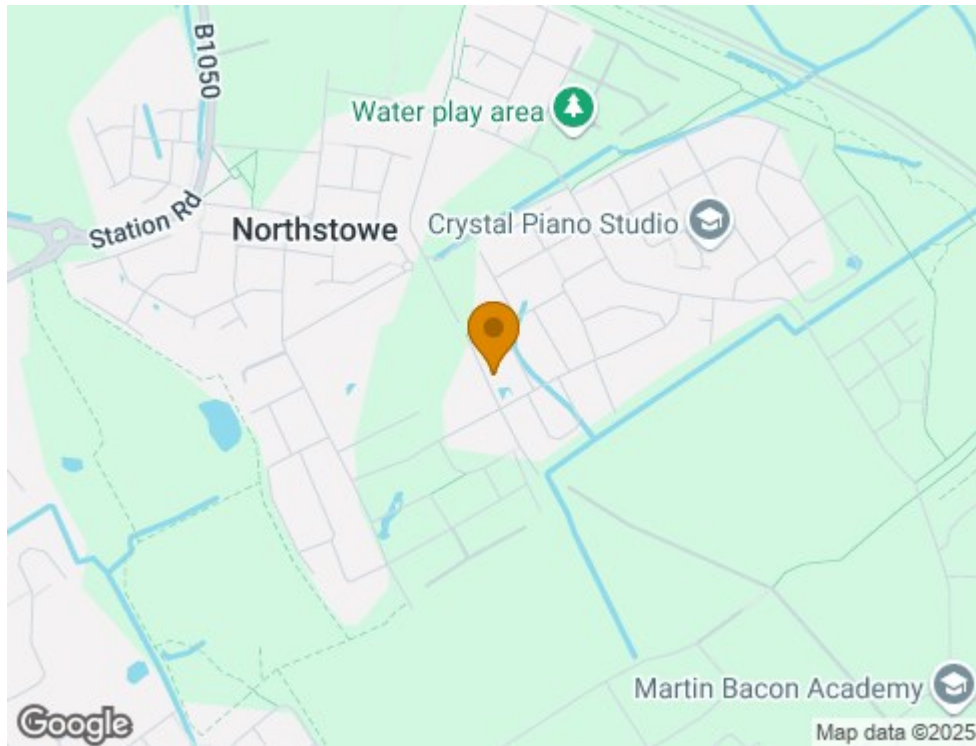
Holding Deposit - £415

Deposit - £2076

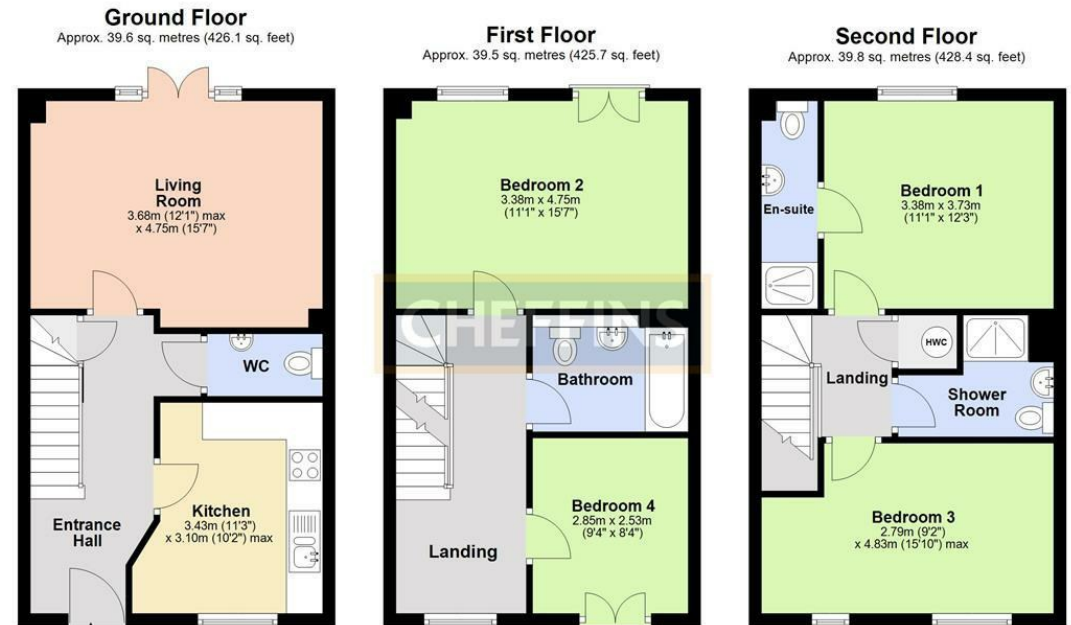
\*Please contact the agent for more information regarding Touchstone's zero deposit alternative provider Reposit.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 118.9 sq. metres (1280.3 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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.

