



Ringstone, Duxford, Cambridge, CB22 4GY

CHEFFINS

Ringstone

Duxford, Cambridge,
CB22 4GY

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£1,695 PCM

- Minimum 6 Month Tenancy
- Available from 04/04/2025
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas (LPG) Central Heating
- Off Street Parking & Garage
- Garden

A well presented 4 bedroom semi detached house located on the edge of Duxford. The accommodation comprises entrance hall, sitting room, kitchen/dining room, cloakroom, generous principal bedroom with en-suite shower room, 2 further double bedrooms, 1 single bedroom and bathroom. Enclosed rear garden with summer house, double carport and single garage. We regret no sharers. Unfurnished. Available from 04/04/2025. EPC: D and Council Tax Band: E.





LOCATION

Located off the A505 close to Duxford Imperial War Museum. The University city of Cambridge is about 8.5 miles north and the market town of Saffron Walden is about 10 miles south. The nearest mainline station is situated close by at Whittlesford 2.1 miles distant and the M11 motorway access point (junction 10) is around 0.7 mile distant. Distances approximate.



ENTRANCE HALL

window to side aspect, door to sitting room and door to:

CLOAKROOM

wc, wash basin with vanity unit below and mirror above and window to side aspect.

SITTING ROOM

window to front aspect, door to under stairs cupboard and double doors to:

INNER HALL

stairs rising to first floor and opening to:

KITCHEN/DINING ROOM

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, integrated appliances including double oven, gas hob with extractor above and fridge freezer and free standing appliances including dishwasher and washer dryer. Dining

area with bay to rear aspect with windows and patio doors to rear garden, further window to side aspect and side door to carport.

STAIRS/LANDING

linen cupboard and doors to the bedrooms and bathroom off.

BEDROOM 1

dual aspect with windows to front and rear aspects, fitted double wardrobes and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin, wall mirror and window to side aspect.

BEDROOM 2

box window to front aspect.

BEDROOM 3

window to rear aspect.

BEDROOM 4

built in cupboard over the stairs and window to rear aspect.

BATHROOM

shower over bath, wc and wash basin with vanity unit below and mirror above.

OUTSIDE

open front garden laid to lawn with shrub borders, gated double carport to the side with access to single detached garage and side gate to enclosed rear garden principally laid to lawn with patio and summer house with power.

LETTING AGENT NOTES

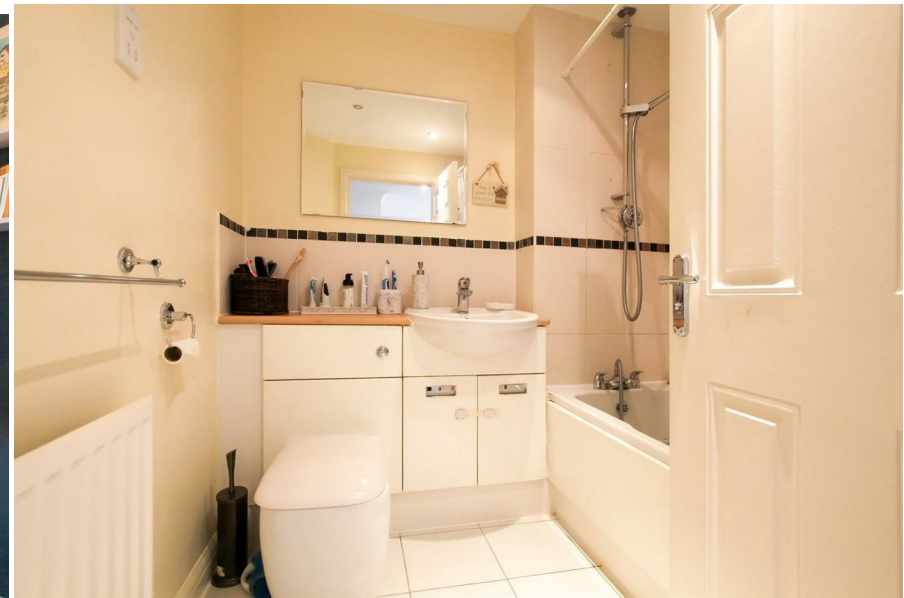
For more information on this property please refer to the Material Information brochure on our Website.

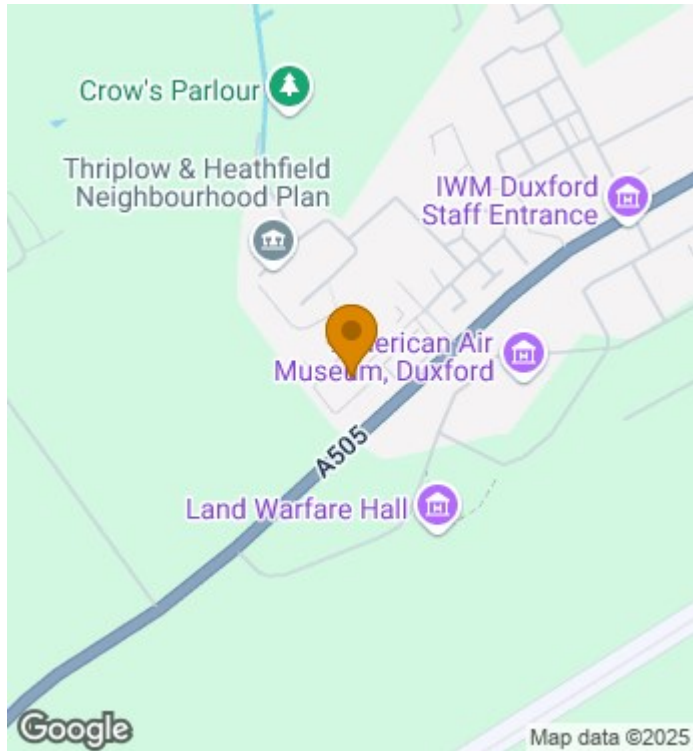
Term - Minimum 6 month tenancy

Holding Deposit - £391

Deposit - £1955







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

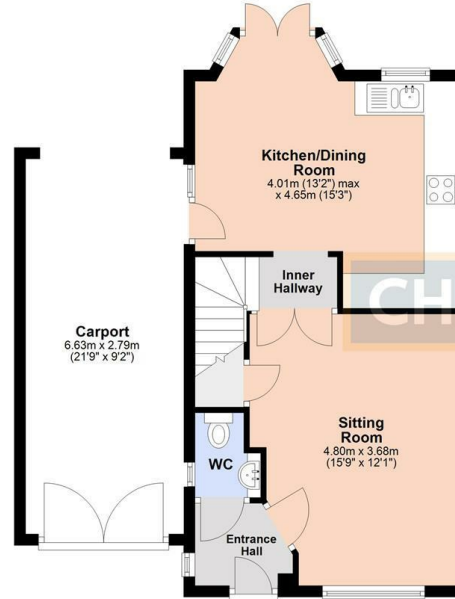
Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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.

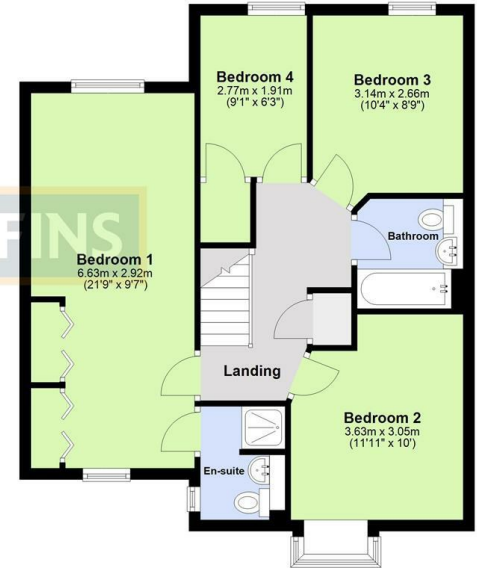
Ground Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



Total area: approx. 104.7 sq. metres (1127.5 sq. feet)

Floor area excludes the carport.
Plan produced using PlanUp.

