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22 Ermine Street, Caxton, Cambridge, CB23 3PQ

A 2 bedroom Victorian residence with unquestionable charm and character and located in an attractive and sought after village. The well appointed accommodation comprises sitting room, dining room, kitchen, 2 bedrooms and bathroom. Enclosed rear garden. Unfurnished. Available now. EPC: D and Council Tax Band: C.

£1,300 PCM

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Electric Heating
- Garden



ACCOMMODATION with approximate room sizes

ENTRANCE DOOR
to:

SITTING ROOM
window to front aspect, feature fireplace with inset cast iron woodburning stove, exposed timber beam, storage heater and door to:

DINING ROOM
door to staircase with recess under, laminate flooring, storage heater and open to:

KITCHEN
fitted with an attractive range of base and wall units, work tops with inset one and a half bowl sink, 4 ring ceramic hob, oven and extractor, integrated full height fridge/freezer, integrated dishwasher, space and plumbing for washing machine, French doors to rear aspect, window to rear and two skylights.





STAIRS/FIRST FLOOR LANDING

the bedrooms and bathroom are accessed of the landing.

BEDROOM 1

feature arch sash window to front aspect, storage heater.

BEDROOM 2

window to rear aspect, cupboard housing hot water cylinder, storage heater.

BATHROOM

shower over bath, low level w.c., wash basin with illuminated mirror above and heated towel rail.

OUTSIDE

The property enjoys an elevated position with steps up to the front garden.

The rear garden has a timber deck, well stocked raised flower bed and open storage/covered seating area to the rear.

LETTING AGENT NOTES

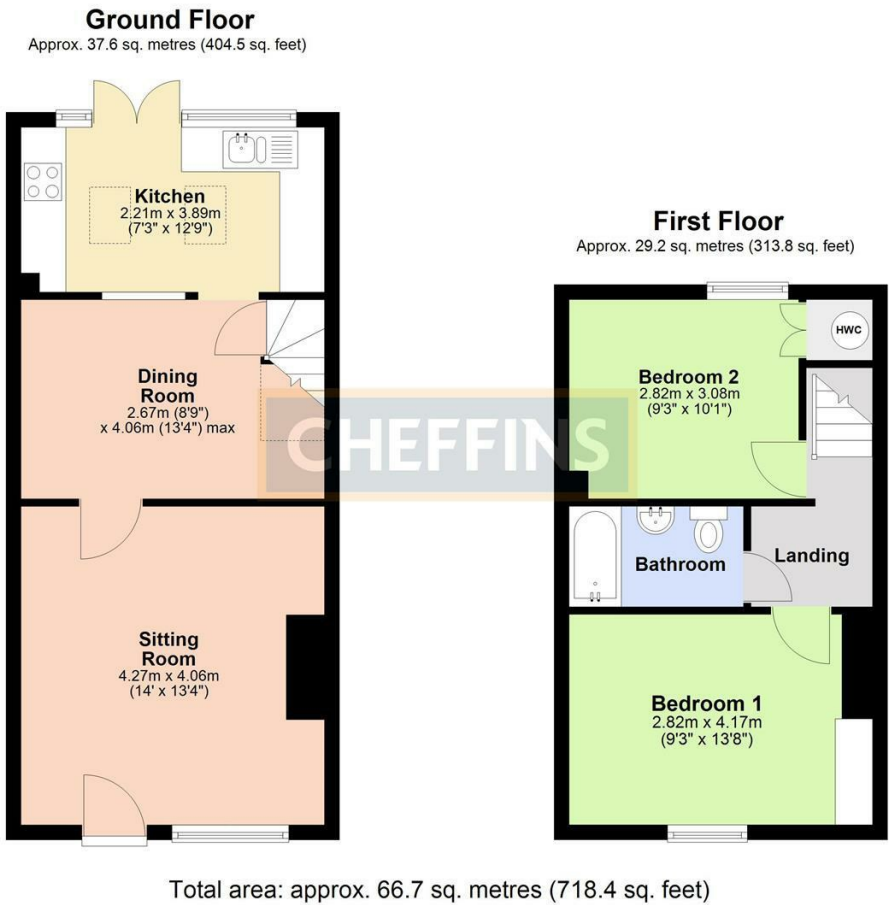
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £300

Deposit - £1500

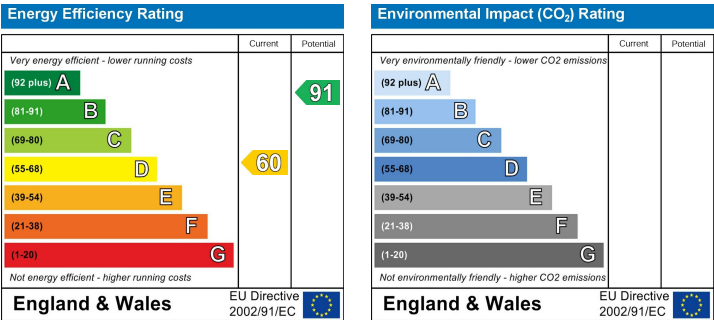




Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

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