



West End, Whittlesford, Cambridge, CB22 4LX

**CHEFFINS**



## West End

Whittlesford, Cambridge,  
CB22 4LX

- Minimum 6 Month Tenancy
- Available 13.06.2025
- Unfurnished
- EPC: E
- Council Tax Band: E
- Gas Central Heating
- Carport
- Gardens

A 2 bedroom semi detached period cottage with unquestionable charm and character located in a highly sought after village. The accommodation comprises living room, study, kitchen/breakfast room, utility, landing/snug, 2 bedrooms and bathroom. Communal garden to the front, private garden to the rear and car port. Unfurnished. Water and sewage charges included in rent. Available 13.06.2025. EPC: E and Council Tax Band: E.

2 1 2

**£1,250 PCM**





## LOCATION



Whittlesford is a sought after village located between Cambridge (7 miles) and Saffron Walden (8 miles). The property itself is located in the heart of the village which is served by a shop/post office, three public houses, a nursery, primary school and green spaces. The village is also conveniently placed for the commuter with access to Whittlesford Parkway train station offering services to Cambridge and London and access to the M11 at junction 10 and A11.



## ENTRANCE DOOR

to:

## SITTING ROOM

feature inglenook fireplace, exposed timber beams, stairs rising to first floor, window to front aspect, door to rear garden, door to kitchen/breakfast room and archway to:

## STUDY AREA

exposed timbers and window to rear aspect.

## KITCHEN/BREAKFAST ROOM

base and wall units, work tops, sink, oven, electric hob with extractor above, space for a fridge freezer, window and door to front aspect and door to:

## UTILITY ROOM

base unit with work top, sink, space and plumbing for a washing machine, window to rear aspect and door to rear garden.

## STAIRS

rising to:

## SNUG/LANDING

spacious landing area that could be used as an additional reception room. Exposed timbers, window to front aspect and open to:

## INNER LANDING

fitted base units, built in cupboard housing gas central heating boiler, exposed timbers, window to rear aspect and doors to bedrooms 1 & 2 and bathroom.

## BEDROOM 1

built in double wardrobe, exposed timbers and window to front aspect.

## BEDROOM 2

built in wardrobe, exposed timbers and window to front aspect.

## BATHROOM

shower over bath, wc, wash basin with mirror above and window to rear aspect.

## OUTSIDE

communal garden to the front principally laid to lawn with gravelled driveway (not for everyday parking) and side gate to enclosed rear garden principally laid to lawn with patio, borders and shed. Parking is available in a separate car port

## 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 - £288

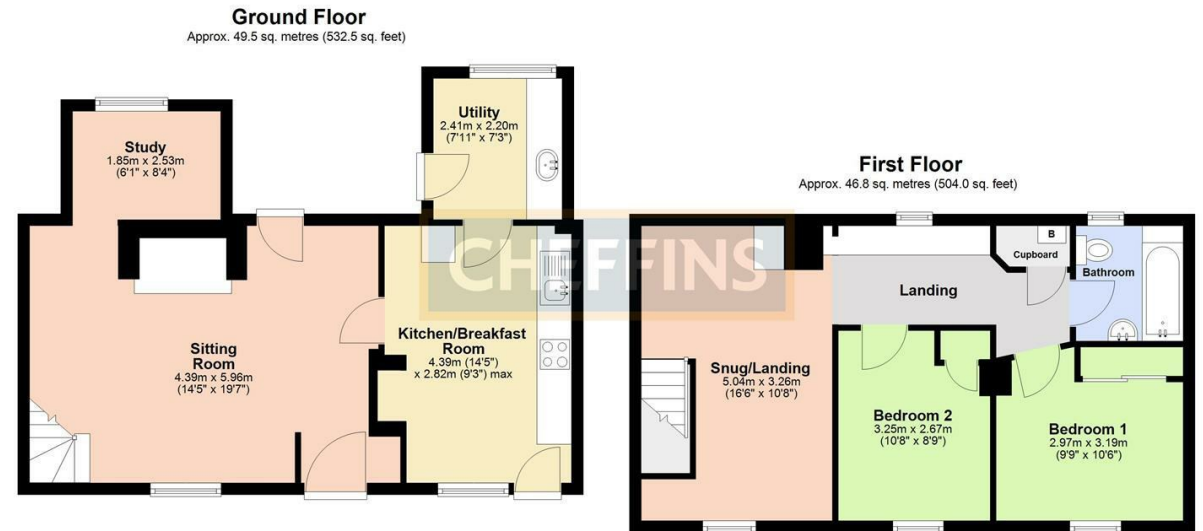
Deposit - £1442



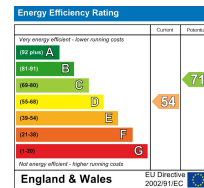








Total area: approx. 96.3 sq. metres (1036.5 sq. feet)



Agents note:

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

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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.

