



Kingston Road, Great Eversden, Cambridge, CB23 1HT

**CHEFFINS**



## Kingston Road

Great Eversden, Cambridge,  
CB23 1HT

- Minimum 6 Month Tenancy
- Available from 09/06/2025
- Unfurnished
- EPC: C
- Council Tax Band: D
- Air Source Heat Pump
- Off Street Parking
- Garden

A newly refurbished and extended 3 bedroom detached single storey dwelling enjoying far reaching countryside views located within a popular village. The versatile accommodation comprises entrance hall, hallway, stunning open plan living room/kitchen, sitting room, utility room, study, principal bedroom with en-suite shower room, 2 further double bedrooms and bathroom. Further benefits include off street parking and rear garden. We regret no sharers. Unfurnished. Available from 09/06/2025. EPC: C and Council Tax Band: D.

3 2 2

**£1,800 PCM**





## LOCATION



The property is located on the edge of the village enjoying a rural position with far reaching countryside views. The village which lies approximately 7 miles to the south-west of Cambridge. Facilities within the village include a doctor's surgery, and a local pub/restaurant. Further amenities can be found in the neighbouring villages and the village sits within catchment of highly regarded Comberton Village College and Sixth Form. There is easy access to the M11 at Junction 12 and fast rail services to London King's Cross from Cambridge and Royston mainline stations.

## ENTRANCE HALL

door to:

## HALLWAY

all rooms are accessed off the hallway.

## OPEN PLAN LIVING ROOM/KITCHEN

Living area with window to side aspect and 2 set of bi-fold doors to rear and side aspects opening to rear garden. Open to kitchen area fitted with base and wall units, kitchen island with breakfast bar, work tops, 1.5 bowl sink, integrated appliances including double oven and electric hob with extractor hood above, freestanding fridge freezer and dishwasher, window to front aspect, door to:

## UTILITY ROOM

base and wall units, work top, sink, space and plumbing for a washing machine and tumble dryer, built in cupboard housing hot water cylinder, heating controls and water softener and side door.

## SITTING ROOM

feature electric fireplace and sliding patio doors to rear garden.

## STUDY

window to side aspect.

## BEDROOM 1

window to front aspect and door to:

## EN-SUITE SHOWER ROOM

corner shower, wc, wash basin with vanity unit below and mirror above and heated towel rail.

## BEDROOM 2

window to front aspect.

## BEDROOM 3

window to side aspect.

## BATHROOM

shower enclosure, separate bath, wc, wash basin with vanity unit below and illuminated mirror above, heated towel rail and window to rear aspect.

## OUTSIDE

large gravelled driveway to the front offering ample off street parking, garden to the side and rear principally laid to lawn with patio, trees and shed.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

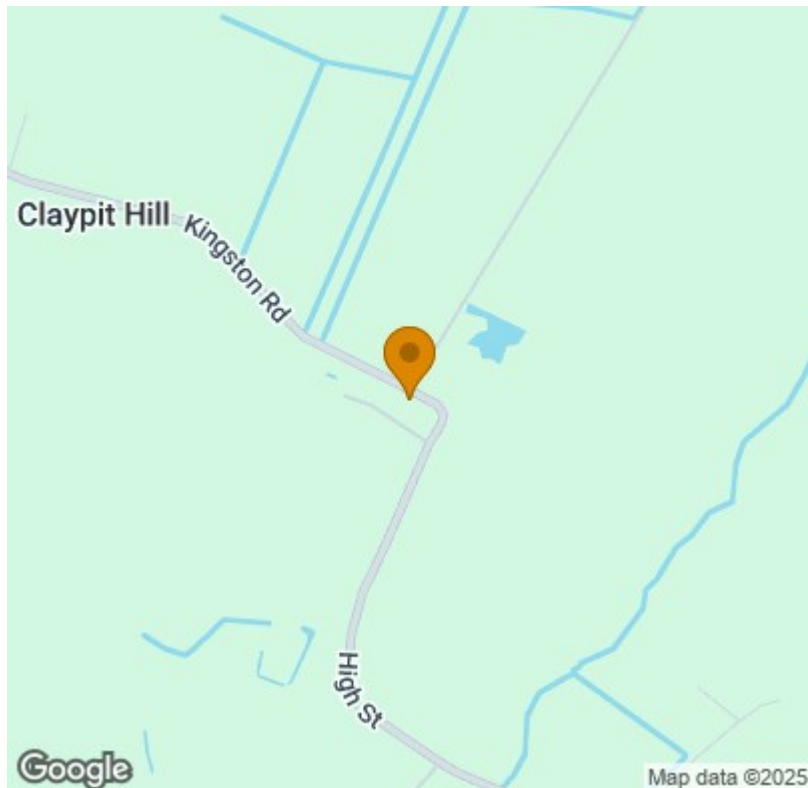
Holding Deposit - £415

Deposit - £2076









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</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>			<b>75</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 132.7 sq. metres (1427.8 sq. feet)

Note: Not to scale - For guidance purposes only

Floor area excludes Garage and Roof Terrace  
Plan produced using PlanUp.

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.