



Samian Close, Highfields Caldecote, Cambridge, CB23 7GP

CHEFFINS

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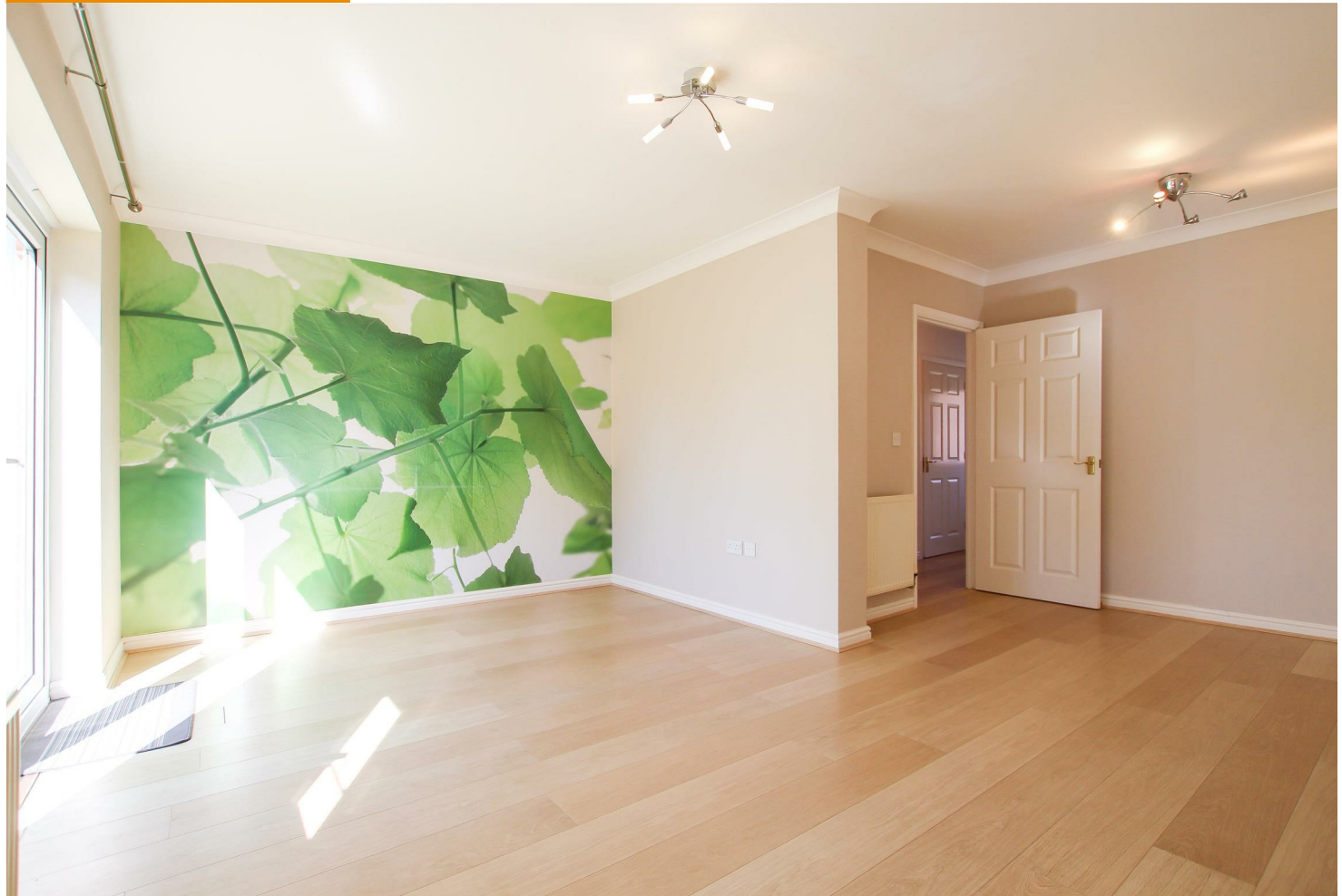
Highfields Caldecote, Cambridge,
CB23 7GP

- Minimum 6 Month Tenancy
- Unfurnished
- Available from 29/10/2025
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Off Street Parking
- Garden

A well presented 4 bedroom semi detached house located in a cul-de-sac within the heart of this popular west Cambridge village. The accommodation comprises entrance hall/study, living room, kitchen/dining room, cloakroom, master bedroom with en suite shower room, 1 further double bedroom, 2 single bedrooms and bathroom. Enclosed rear garden and off street parking for 2 cars. We regret no pets. Unfurnished. Available from 29/10/2025. EPC: C and Council Tax Band: C.

4 2 2

£1,550 PCM





LOCATION



Highfields Caldecote lies approximately 7 miles west of Cambridge, is well located for access to major road networks including the M11, A14 and sits within Comberton Village College Catchment. The village has a range of local amenities including a village store, petrol station, primary school, social club, village hall and recreation ground with sports pavilion. Further amenities including a Morrisons supermarket can be found up the road in nearby Cambourne.

ENTRANCE HALL

stairs rising to first floor with cupboard beneath, living room and cloakroom off and open to:

STUDY

fitted cupboards with sliding mirrored doors and window to front aspect.

LIVING ROOM

window to rear aspect, patio doors to garden and door to:

KITCHEN/DINING ROOM

fitted with base and wall units, work tops, sink with window to front aspect above, oven, gas hob with extractor above, fridge freezer, dishwasher, washing machine and further window to rear aspect.

CLOAKROOM

wc, wash basin and window to front aspect.

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

fitted wardrobes with sliding doors, windows to front and rear aspects and door to:

EN SUITE SHOWER ROOM

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

BEDROOM 2

built in wardrobes and 2 windows to rear aspect.

BEDROOM 3

with boiler cupboard and window to front aspect.

STUDY/BEDROOM 4

window to front aspect.

BATHROOM

shower over bath, wc, wash basin and heated towel rail.

OUTSIDE

enclosed rear garden predominantly laid to lawn with patio and shed. 2 Allocated parking spaces to the rear/side of the property.

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 - £357

Deposit - £1788







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Total area: approx. 108.2 sq. metres (1164.4 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.

