



Caesar Way, Northstowe, Cambridge, CB24 1BR

**CHEFFINS**

## Caesar Way

Northstowe, Cambridge,  
CB24 1BR

- \*ZERO DEPOSIT SCHEME AVAILABLE\*
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Garage & Carport
- Garden

### ONE MONTH RENT FREE!

A modern, Pet friendly. 3 bedroom town house located within this recently created village between Cambridge and St Ives. The property offers accommodation arranged over 3 floors comprising entrance hall, kitchen, living room cloakroom, master bedroom with en-suite shower room, 2 further bedrooms and bathroom. Enclosed rear garden, driveway and garage. We regret no sharers. Unfurnished. Available now. EPC: B and Council Tax Band: D. ZERO DEPOSIT OPTION AVAILABLE.

3 2 1

**£1,700 PCM**





## LOCATION



Caesar Way is located within the recently built village of Northstowe positioned between the villages of Longstanton and Willingham. The property is a short distance from the Guided Bus route (with cycle path) proving fast access to Cambridge and St Ives and the village offers easy access to the A14, M11 and A1. A wide range of local amenities including shops can be found in the neighbouring villages.

## ENTRANCE HALL

stairs rising to first floor with built in cupboard beneath. The living room, kitchen and cloakroom are accessed off the entrance hall.

## LIVING ROOM

patio doors to rear garden.

## KITCHEN

base and wall units, work tops, 1.5 bowl sink, integrated appliances including oven and grill and gas hob with extractor above, slimline dishwasher, space for a fridge freezer, space and plumbing for a washing machine and window to front aspect.

## CLOAKROOM

wc and wash basin with mirror above.

## STAIRS/FIRST FLOOR LANDING

door to stairs rising to second floor and window to front aspect. Bedrooms 2 & 3 and the family bathroom are accessed off the first floor landing.

## BEDROOM 2

2 windows to rear aspect.

## BEDROOM 3

window to front aspect.

## BATHROOM

shower over bath with glass shower screen, wc and wash basin with mirror above.

## STAIRS

rising to:

## BEDROOM 1

vaulted ceiling, dormer window to front aspect, Velux skylight to rear aspect and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin, wall mirror above and Velux window to rear aspect.

## OUTSIDE

enclosed rear garden principally laid to lawn with patio, shed and side gate to partly covered private driveway with access to single garage.

## 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 - £392

Deposit - £1961

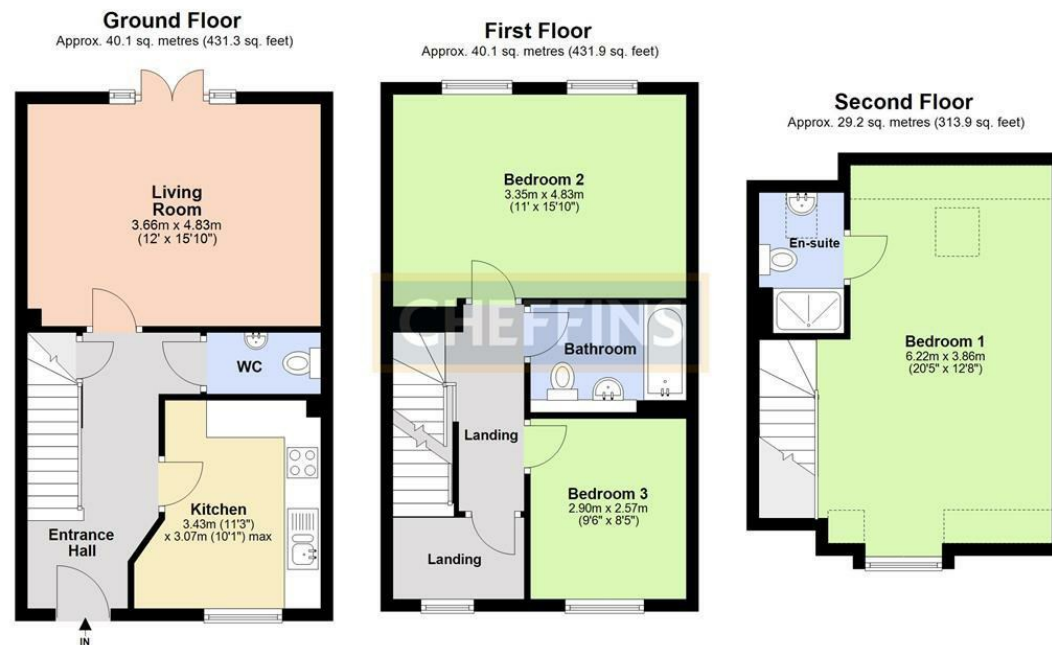
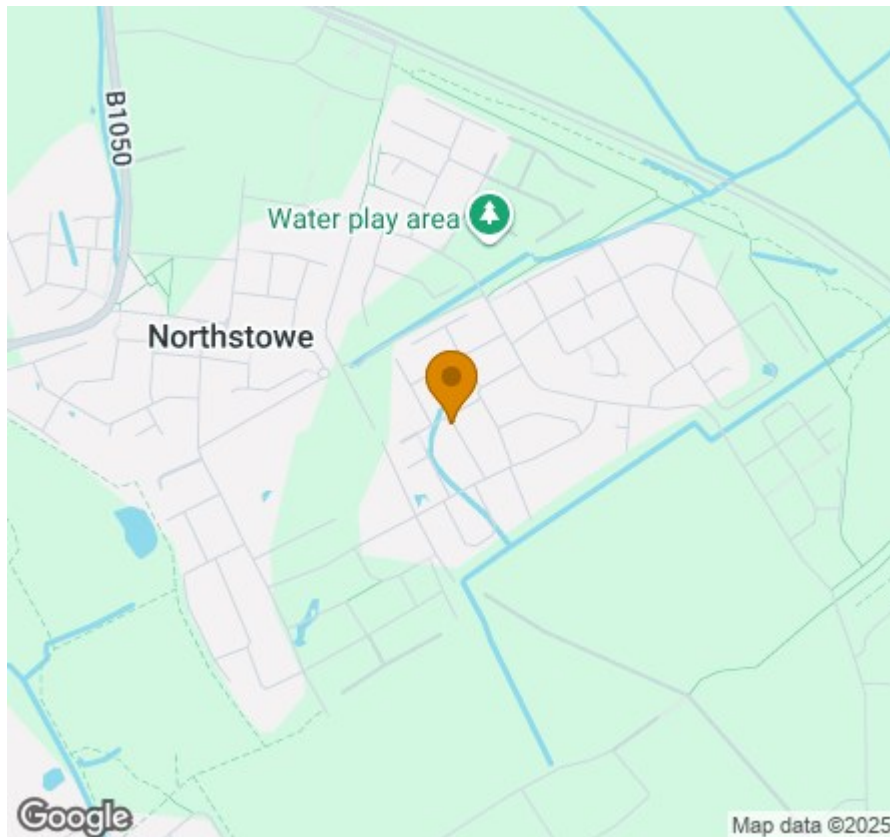
\*Please contact the agent for more information regarding zero deposit alternative provider Reposit.

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 **Reposit**  
Rent without a deposit



Total area: approx. 109.4 sq. metres (1177.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</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>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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



**CHEFFINS**

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.