



Sidney Gardens, Haslingfield, Cambridge, CB23 1NA

**CHEFFINS**

## Sidney Gardens

Haslingfield, Cambridge,  
CB23 1NA

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking & Garage
- Garden

A newly refurbished 2 bedroom detached house located in a desirable west Cambridge village. The accommodation comprises entrance hall, kitchen, dining room, sitting room, bathroom, wc and 2 double bedrooms. The property further benefits with a single garage, off street parking and generous garden backing onto paddocks. Unfurnished. Available now. EPC: C and Council Tax Band: D.



**£1,700 PCM**





## LOCATION



Haslingfield is a popular village situated approximately 6 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a cafe, primary school, church, village hall and village shop with post office along with playground/rec and tennis courts. Further amenities are available in the nearby villages of Harston and Barton.

## ENTRANCE HALL

stairs rising to first floor with cupboard beneath and doors off to respective rooms.

## LIVING ROOM

windows and patio doors to rear aspect with access to garden and 2 Velux skylights.

## BATHROOM

shower enclosure, bath, wash basin with vanity unit below and mirror, heated towel rail and window to side aspect.

## KITCHEN/BREAKFAST ROOM

newly fitted kitchen with base and wall units, work tops, 1.5 bowl sink with window to front aspect above, integrated appliances including oven, induction hob with extractor above, fridge freezer and dishwasher, space and plumbing for a washing machine. Kitchen is open to the breakfast area with windows to front and side aspect.

## STAIRS/LANDING

linen cupboard, door to eaves storage and doors to bedrooms.

## BEDROOM 1

built in wardrobes, fitted cabinets with shelving, 2 sets of doors to eaves storage and window to front aspect.

## BEDROOM 2

built in wardrobe with access to eaves storage, built in cupboard with fitted shelving, 2 doors to eaves storage and window to rear aspect.

## OUTSIDE

gravelled driveway providing off street parking and access to single garage and side gate to enclosed rear garden principally laid to lawn with patio, shed, mature fruit tree, hedgerow borders and backing onto fields.

## 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







| 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.

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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.

### Ground Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



### First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 102.1 sq. metres (1098.5 sq. feet)

Floor area excludes the eaves storage  
Plan produced using PlanUp.

