



**Broad Lane, Cottenham, Cambridge, CB24 8AJ**

**£2,500 pcm**

**5 Bedrooms**

**Available from 02/03/2026**

**EPC rating:**

**45 Mill Road, Cambridge CB1 2AW**

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## Broad Lane, Cottenham, Cambridge CB24 8AJ

An impressive five bedroom period home close to the village centre and set on a large mature plot. Large family kitchen living room, sitting room, study, and utility room with ground floor shower room.

- Sitting room
- Study
- Impressive family kitchen living room
- Dining area
- Utility room
- Ground floor shower room
- Two double bedroom
- Three single bedrooms
- En-suite shower room and family bathroom
- South westerly facing rear garden

Rent: £2,500 pcm

Viewing by appointment

A beautifully presented home, full of character and set on a lovely mature south westerly facing plot.

Very spacious open plan kitchen family room, study, sitting room, and five bedrooms. Ideally located just off the High Street, with a range of shops and amenities along with a highly regarded primary school and Village College all within a short walk.

### Reception hall

Stairs rising to the first floor with built in cupboards beneath. Oak block flooring.

### Living room

15'5" x 12'0" (4.70 m x 3.66 m)

Window to the front, feature brick chimney breast with brick hearth, radiator and continuation of wood flooring.

### Study

12'2" x 10'8" (3.71 m x 3.25 m)

Windows to the front and side, Oak flooring with under floor heating.

### Kitchen family room

22'7" x 20'2" (6.88 m x 6.15 m)

An impressive room with attractive newly fitted units under wood block work surface. Feature central island unit, with cupboards beneath. Continuation of Oak block work surface with inset Belfast sink, ceramic hob and double oven. Dishwasher. Space for large 'American style' fridge freezer if desired (not supplied) Range of

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>	75	81
(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		

matching wall mounted cupboards. Two double French doors opening to the rear garden, central lantern style roof light. Two Velux windows and vaulted ceiling. Feature exposed brick fireplace. Open to :

### Dining area

11'2" x 10'8" (3.40 m x 3.25 m)

Double French doors to the rear garden, continuation of under floor heating.

### Utility room

10'5" x 5'8" (3.17 m x 1.73 m)

Oak block work surface with range of base and wall units, door to the side. Single cupboard, with space and plumbing for washing machine and tumble dryer. Wall mounted gas fired heating boiler.

### Shower room ( )

Fitted white suite with vanity wash basin close coupled wc and shower cubicle. Part ceramic tiling to the walls.

### Bedroom one

10'8" x 9'4" (3.25 m x 2.84 m)

Double French doors to Juliet balcony over looking the rear garden. Feature vaulted ceiling, Velux rooflight and double fitted wardrobe.

### En-suite shower room

Luxury fitted white suite, with full volume vaulted ceiling, vanity wash basin and enclosed cistern wc. walk in shower. Large style ceramic tiles in part to the walls. Pillar style radiator.

### Bedroom two

12'9" x 12'2" (3.89 m x 3.71 m)

Window to the front, radiator Feature ornamental fireplace with cast iron grate.

### Bedroom three

10'8" x 10'6" (3.25 m x 3.20 m)

Window to the front, radiator, vaulted ceiling.

### Bedroom four

13'0" x 6'10"

(3.96 m x 2.08 m)

Window to the front, radiator.

### Bedroom five

12'1" x 5'6" (3.68 m x 1.68 m)

Window to the front, radiator.

**Council Tax Band: C**

**Holding Deposit: £576**

### Material Information:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=4431303](https://sprift.com/dashboard/property-report/?access_report_id=4431303)



## Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of reintegration or naturalisation as a British citizen

**OR**

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

### Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

### Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

### Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.