



3 Bedrooms

House

PCM

£1,400 PCM

Located in

Cambridge



www.morrisarmitage.co.uk



Morris Armitage are delighted to offer for rent this bright, extended family home located in the highly sought-after village of Sawston. Tucked away at the end of a quiet cul-de-sac, the property is positioned within walking distance to the village high street and offers easy access to Whittlesford Train Station, Addenbrooke's Hospital and Cambridge Biomedical Campus. Available mid-December.

In brief the property comprises, entrance hall, open plan lounge/diner, kitchen, utility room and W/C. To the first floor are three bedrooms, refitted bathroom and a separate W/C. Complete with gas fired central heating and double glazing throughout.

Externally the property features a stunning, generous sized and fully enclosed south facing front garden, mainly laid to lawn with a large raised sun deck, shingle seating and patio areas. The rear garden is also fully enclosed and mainly laid to lawn with patio seating area and timber outbuilding. There is a single garage en-bloc with designated parking.

Council Tax Band C / EPC Rating D

Energy Efficiency Rating D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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