



Brigham Close, Cottenham, CB24 8AZ

£1,450 pcm

2 Bedrooms

Available from 20/02/2026

EPC rating: B

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Brigham Close, Cottenham CB24 8AZ

A very well presented two bedroom home set in a pleasant corner position on this sought after new development on the edge of Cottenham village. Offered furnished with fitted kitchen dining room, two bedrooms, both with en-suite and ample off road parking.

- Two bedroom home offered furnished
- Two en-suite shower rooms
- Enclosed rear garden
- Two off road parking spaces
- Deposit: £1673
- Council tax C
- EPC B

Rent: £1,450 pcm

Viewing by appointment

Built in 2022, an immaculately presented two bedroom home, set on a corner plot with ample off road parking and enclosed rear garden. Well planned accommodation with hall, ground floor cloak room, sitting room and well fitted kitchen dining room. Two bedrooms both with en-suite shower rooms.

The village centre is a short walk away and hosts several shops, and highly regarded primary school.

Cloaks wc

Fitted white suite with wash basin and close coupled wc, part ceramic tiled splashback and radiator.

Kitchen dining room

14'2" x 8'1" (4.32 m x 2.46 m)

Well fitted range of units with work surface, inset on and a quarter bowl single drainer sink unit. Adjacent work surface with matching base units, inset four burner ceramic hob, and AEG stainless steel double oven. Canopy extractor fan. Integrated fridge and freezer, washing machine. Stainless steel panel splashback. Double French doors to the rear garden, window to the rear and radiator.

Sitting room

15'3" x 9'11" (4.65 m x 3.02 m)

Window to the front, radiator, stairs rising to the first floor, door to:

Bedroom one

14'1" x 8'9" (4.29 m x 2.67 m)

Window to the front, radiator, door to:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

En-suite bathroom

Fitted white suite with wall mounted wash basin, close coupled wc and bath with fitted shower above. Part ceramic tiled splashback, radiator.

Bedroom two

<https://content.apex27.co.uk/epc/ee/83/83><https://content.apex27.co.uk/epc/ee/83/83>11'1" x 10'2" (3.38 m x 3.10 m)

Window to the rear, radiator, door to:

En-suite shower room

Fitted white suite with wall mounted wash basin, close coupled wc and shower cubicle with fitted shower, part ceramic tiled splashback, radiator/heated towel rail.

Outside

To the front there is quite a large shrub border with small tree, two off road parking spaces and shared pedestrian access to the rear garden. Fully enclosed with timber fencing, patio and lawn area.

Council Tax Band: C

Holding Deposit: £323

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4623127



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 registration 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.