

# £850 pcm

Lester Drive, Haddenham, Cambridgeshire CB6 3UW



To arrange a viewing call us now on 01354 694900

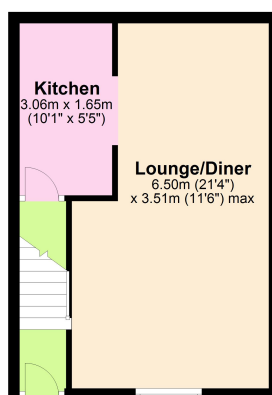
Deposit £980

Available mid June, this two bedroom mid terraced house has open plan lounge/diner and kitchen to the ground floor and two bedrooms and bathroom to the first floor. Outside there is an allocated parking space, plus a communal garden area at the front.

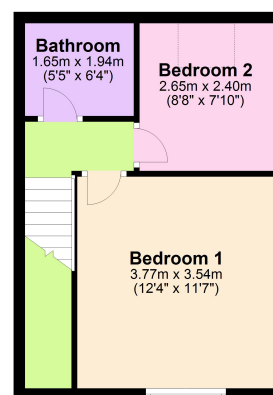
Call us now to book your viewing.

Energy rating D

Ground Floor



First Floor



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### GROUND FLOOR

Hall  
Stairs rising to first floor.

Lounge/Diner  
6.50m (21'4") x 3.51m (11'6") max.  
Window to front.

Kitchen  
3.06m (10'1") x 1.65m (5'5")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob, plumbing for washing machine and space for fridge/freezer, single sink and drainer, under stairs cupboard.



### FIRST FLOOR

Bedroom 1  
3.77m (12'4") x 3.54m (11'7")  
Window to front.



Bedroom 2  
2.65m (8'8") x 2.40m (7'10")  
Velux window to rear.

Bathroom  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Extractor fan.



### OUTSIDE

There is a communal area of lawn to the front of the property and one allocated parking space to the side.

### SERVICES

Mains electricity, water and drainage.

East Cambridgeshire District Council Tax band - B  
Energy rating - C



### Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective tenants conduct their own due diligence before making any decisions.

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