



Cambridge Road | Newton | Cambridge | CB22 7PL

£1,100 Per Month

COOKE
CURTIS
& CO

Key features

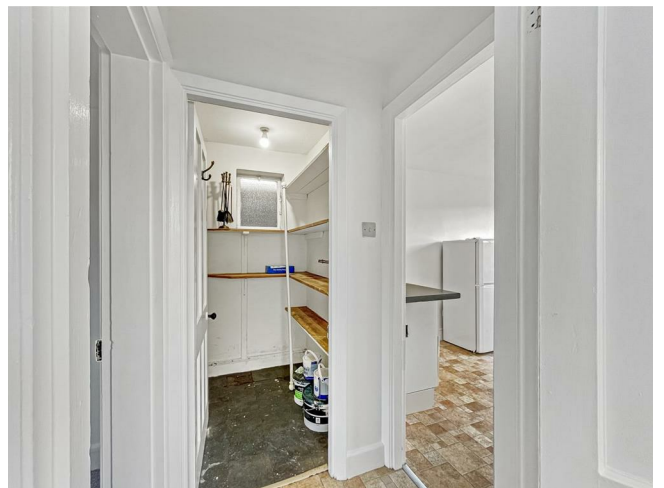
- 56sqm / 605sqft
- 1 bed, 1 bath, 1 recep
- Council tax band - B
- EPC - E / 39
- Oil central heating
- Off road parking
- Large garden
- Available Now

Description

A one bedroom mid-terrace house, with large enclosed garden and off road parking, located in the desirable village of Newton. Well located for commuting to London given its close proximity to M11 as well as Addenbrookes Hospital. The village itself offers great local amenities, including a new bakery / farm shop.

Directions

Newton is a lovely, smaller village about 3.5 miles south of Cambridge. The village is popular with those looking for a location that is close to the City and major road links (M11, J11, 3 miles), but far enough out to be more peaceful and unspoilt by recent development. There are mainline railway stations at Whittlesford (4 miles, London Liverpool St c. 75 mins) and Royston (9 miles, London Kings Cross 50 minutes). Within the village there is an excellent family-owned and run local pub, a recreation ground, cricket ground with an active local club, a Sports and Social club and various local clubs and societies.

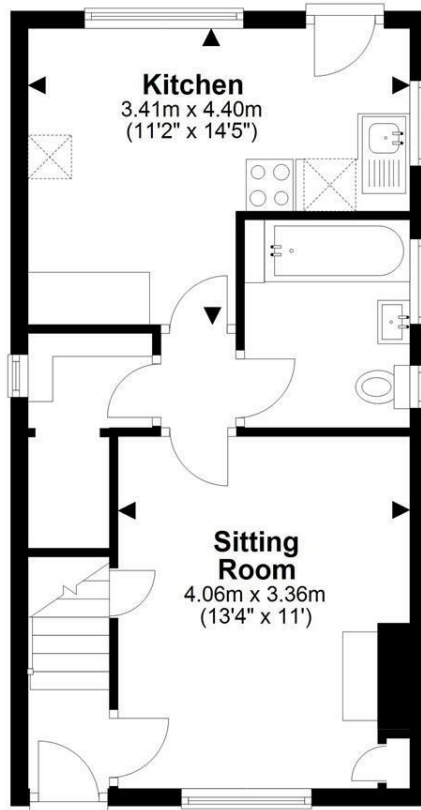




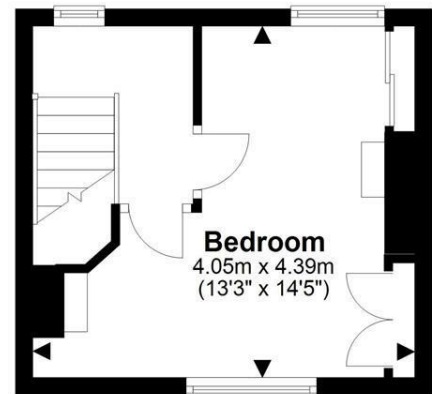
Floor plans



Ground Floor
Approx. 38.5 sq. metres (414.2 sq. feet)



First Floor
Approx. 17.8 sq. metres (191.4 sq. feet)

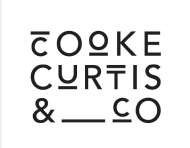


Total area: approx. 56.3 sq. metres (605.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **B** EPC Rating **E**



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