

KINGFISHER WALK, CAMBRIDGE, , CB21 4UA

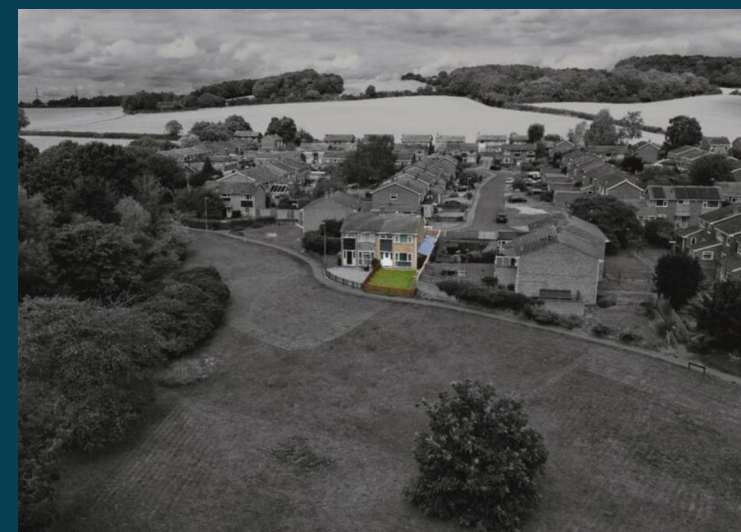
Per month

£1,495 Per

- Semi-Detached
- Three Bedrooms
- Gas Central Heating
 - Long Term
 - Unfurnished
 - Available Now
- Council Tax Band - C
- EPC Rating - C



FENTONS
ESTATE AGENTS



**** AVAILABLE NOW **** This THREE BEDROOM SEMI-DETACHED modern FAMILY HOME is situated in the peaceful village of Linton. Easy commuting to Cambridge, and access to the A11 and M11. Boasting an open-plan kitchen leading to a conservatory, plus a single garage included. Please contact the office to express interest.

Accommodation comprises of approximate room sizes

Entrance Hall

Double glazed entrance door. Staircase leading to first floor. Wood block flooring.

Lounge

15'9" x 12'6"

Open brick fireplace with gas point. Full length picture window overlooking the front garden and fields beyond. Television aerial socket and telephone point. Radiator.

Dining Room

12' x 10'4"

Archway to the kitchen/breakfast room. Radiator. Sliding door to:

Conservatory

13'6" x 6'

Door to outside space. Telephone point.

Kitchen/Breakfast Room

15'10" x 9'2"

Stainless steel bowl single drainer sink unit with monobloc mixer tap. Beech effect work surface. Partly tiled. High level and low level cupboards and draw units. Plumbing for dishwasher. Store cupboard under stairs.

Lobby

Tiled floor. Door to a covered side entrance way.

Shower Room/Utility

Tiled shower cubicle. Hand basin inset to a vanity unit with cupboards underneath. Low level WC. Part ceramic tiled walls. Plumbing for an automatic washing machine. Tiled floor.

Landing

Access to roof space. Airing cupboard. Radiator.

Bedroom 1

13'4" x 9'3"

Views over farmland to the front. Telephone point. Built in cupboard.

Bedroom 2

9'8" x 7'7"

Built in wardrobe/cupboard.

Bedroom 3

7'5" x 6'5"

Built in cupboard. Views over farmland to front.

Bathroom

Fully tiled. Waist height sink basin. Bath.

Outside - Rear

Outside - Front



Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.

Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.





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Call us on
01255 779810
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D	70	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

