



Symonds Lane, Grantchester, CB3 9NU

£1,795 pcm

Unfurnished

2 Bedrooms

Available from 10/06/2026

EPC rating: E

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Symonds Lane, Grantchester CB3 9NU

A rather special two bedroom property occupying a lovely position within this highly regarded village on the outskirts of the city.

- Spacious two bedroom house
- Oil heating
- Highly sought after village
- Very well presented
- May consider unfurnishing
- Oil fired Rayburn
- Electric oven and Halogen hob
- Spacious shower room
- Driveway parking
- Set in delightful grounds
- Council tax band D
- EPC - E

Rent: £1,795 pcm

Viewing by appointment

General information

Grantchester is without question, one of the most sought after and picturesque villages in the Cambridge area, situated just south west of the historical city. The village enjoys a good range of facilities including four pubs, the Orchard Tea Rooms and the historic village church, immortalised by Rupert Brook

The property is a mid terrace house forming a small terrace of three set back from the road and surround by garden land and backing onto paddocks. The property is offered as an unfurnished property.

Front door with courtesy light and fanlight over

ENTRANCE LOBBY

cupboard housing electric consumer unit, doors to

SITTING/DINING ROOM

16'1" x 10'6" (4.90 m x 3.20 m)

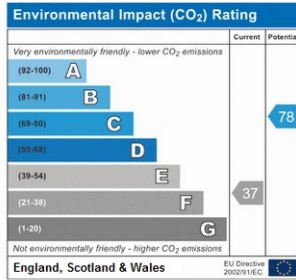
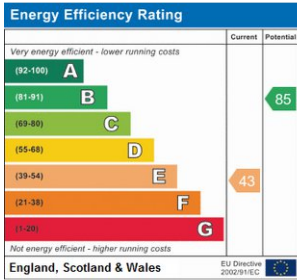
window to front, French doors to rear garden, wall lights, painted floorboards to dining area.

KITCHEN/BREAKFAST ROOM

13'5" x 10'10" (4.10 m x 3.30 m)

window to front, oil fired rayburn, Bosch fridge/freezer, range of fitted units and dresser, integrated dishwasher, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, recessed ceiling spotlights,

doorway to further area 6'7 x 5'10 with window to rear, John Lewis electric oven, Bosch induction hob .



REAR LOBBY

with part glazed door to rear, cupboard housing Siemens washer/dryer with shelving over, stairs to first floor, painted floorboards.

LANDING

with two windows to rear with views to garden and paddock land beyond.

BEDROOM 11'10" x 10'10" (3.60 m x 3.30 m)

with window to front, period feature fireplace, painted floorboards.

BEDROOM 2

10'6" x 10'0" (3.19 m x 3.04 m)

Shelving fitted.

SHOWER ROOM

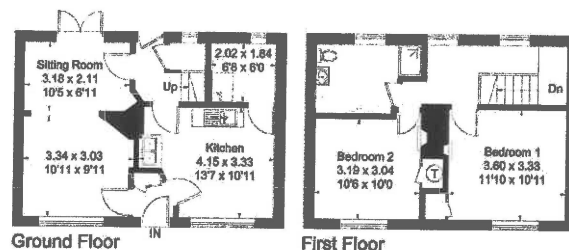
spacious shower room with contemporary feel. Window to rear, fully enclosed and tiled shower cubicle with chrome Bristain shower unit, vanity wash handbasin and wc, striplight and shaver point, radiator, painted floorboards.

OUTSIDE

The property enjoys an excellent position within this highly sought after village and forms one of only a small terrace of three, set back from the road and approached by a gravelled driveway.

Attractive brick paved path with seating areas and shaped box entrance to front. Two external power sockets to either side of front door. Gravelled driveway to front providing parking for two vehicles.

The rear garden comprises a good sized lawned area (open plan with neighbours) backing onto paddock land with patio area adjacent to the rear of the property.



Council Tax Band: D

Holding Deposit: £414

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4276355

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 reintegration 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.