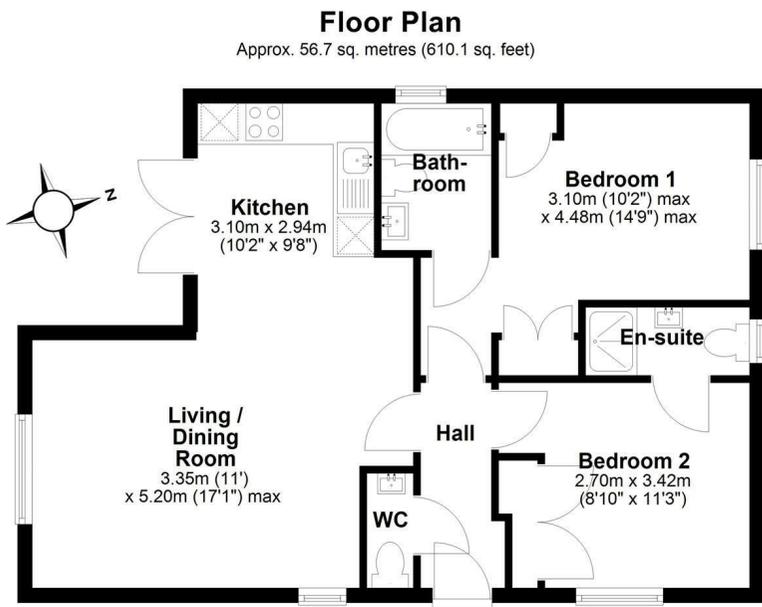




4 Badcock Road, Haslingfield, Cambridge, CB23 1LF
£1,395 Per month





Total area: approx. 56.7 sq. metres (610.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Unfurnished
- Detached bungalow
- Popular South-West Cambridgeshire village
- Available Immediately

A thoughtfully designed and well proportioned two bedroom detached bungalow, offering two en-suite bedrooms, a south facing garden, off street parking and no onward chain. The property is available unfurnished and ready for immediate occupation.

The accommodation is presented in good order throughout and has been carefully maintained. At the heart of the home is a generous open plan kitchen, dining and living space, enjoying excellent natural light from a large window and direct access to the rear garden. The kitchen is well appointed with an oven, hob and extractor, and provides space for further appliances.

An entrance hall with cloakroom and WC leads to two well sized double bedrooms, each benefitting from built in wardrobes and its own en suite facility. One en suite comprises a shower cubicle, wash basin with storage below and WC, while the other is fitted with a bath, wash basin with storage and WC.

The property benefits from double glazing and electric heating.

Outside, the south facing rear garden is of a good size, laid mainly to lawn with a paved terrace ideal for seating. A side gate provides pedestrian access. To the front, there is off street parking for two vehicles.

EPC Rating E. Council Tax Band C.

///canny.angers.lifetime



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com