

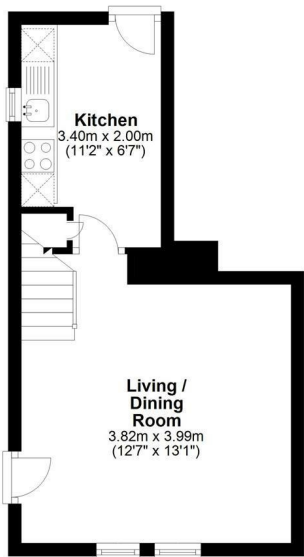


69 High Street, Grantchester, Cambridge, CB3 9NF
£1,500 Per month



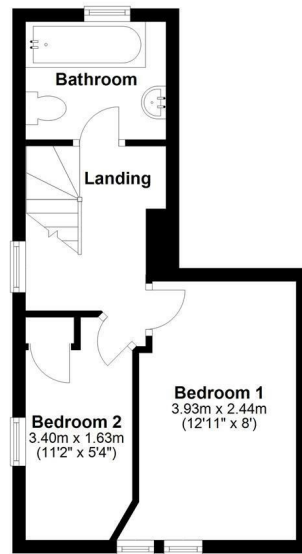
Ground Floor

Approx. 23.8 sq. metres (255.8 sq. feet)



First Floor

Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 48.2 sq. metres (518.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Period property
- Available immediately
- Unfurnished
- Off-street parking

A charming two bedroom terraced cottage full of character, located in the very heart of Grantchester, one of Cambridgeshire's most desirable and picturesque villages. The property offers a rare opportunity to live in a peaceful countryside setting while being just a short distance from Cambridge city centre, Addenbrooke's Hospital, and key commuter routes.

The ground floor features a welcoming living room with useful understairs storage. The modern kitchen is well appointed with a range of low and high level units, an integrated oven and hob, built in fridge freezer, and a small pantry providing additional storage space.

Upstairs, the first floor comprises two bedrooms and the family bathroom. The principal bedroom is a generous double, while the second bedroom is a single overlooking the rear garden and surrounding countryside. The family bathroom includes a bath, toilet, and basin, and is positioned conveniently between the bedrooms.

Externally, the property benefits from a small front garden and a long rear garden offering plenty of outdoor space to enjoy, together with the added advantage of off street parking.

Council Tax Band C.

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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.

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