

High Street, Coton, Cambridge, CB23 7PL

CHEFFINS

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Coton, Cambridge,
CB23 7PL

1 1 2

£1,600 PCM



A recently converted former 'Old Institute', retaining undeniable character and charm, ideally positioned in the heart of this highly sought-after village, with convenient access to the West Cambridge site on the edge of Cambridge. The stylishly presented accommodation comprises an entrance hall, open-plan living room/kitchen, bedroom, study and bathroom. Further benefits include a low-maintenance landscaped garden. Unfurnished. Available NOW. EPC: C. Council Tax Band: D.

LOCATION

Coton is a highly regarded village just three miles west of Cambridge, offering rural charm with excellent access to the city and close proximity to the West Cambridge site. Well connected by bicycle, car and bus, the village also benefits from easy access to the M11 and regular rail services to London. Local amenities include a primary school, traditional pub, village hall, recreation ground, church and Coton Orchard with its restaurant and garden centre, while nearby Cambridge provides an extensive range of shopping, dining and cultural facilities.







ENTRANCE HALL
double glazed windows either side of entrance door, wood effect Karndean flooring, inset LED downlighters, storage cupboards one housing underfloor heating manifolds and the other housing hot water cylinder, panelled doors leading into respective rooms.

OPEN PLAN LIVING/KITCHEN/DINING AREA
Kitchen area fitted with base and wall units with cupboards and drawers, stone effect rolltop work surface and breakfast bar, inset sink with hot and cold mixer tap and drainer to side and integrated appliances including 4 ring electric hob with concealed extractor above, oven, fridge/freezer, slimline dishwasher and washer/dryer. Living/dining area with high vaulted ceiling, wood effect flooring, double glazed windows to front aspect, set of patio doors leading out onto patio/garden.

BEDROOM 1
wall mounted uplighters, part vaulted ceiling, array of double glazed windows to front, side and rear aspects

STUDY/SNUG
wood effect flooring, feature window back into kitchen.

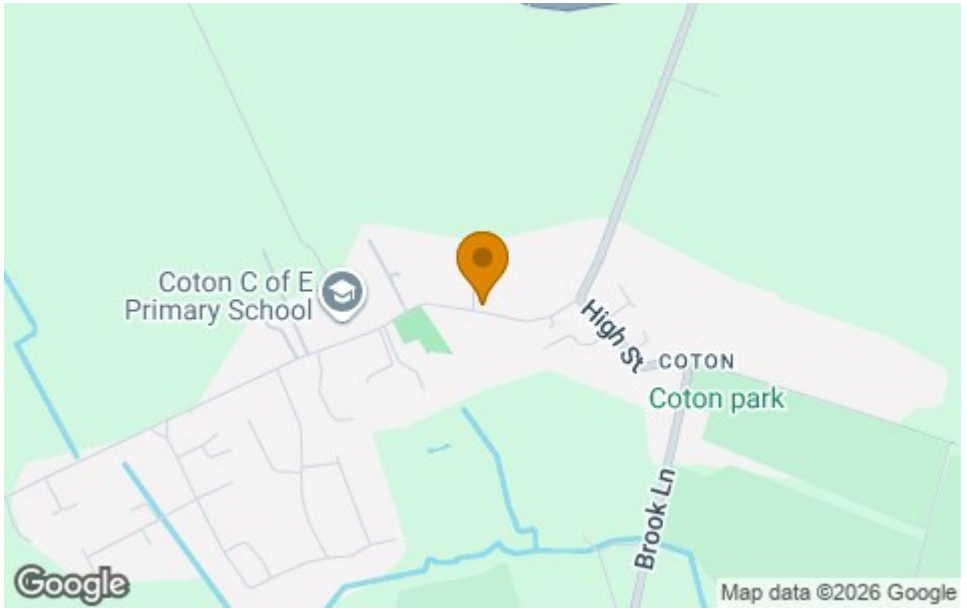
BATHROOM
standalone bath with tiled surround with hot and cold mixer bath tap and shower attachment, large walk-in shower cubicle with dual mounted shower head and glazed partition, low level w.c., wash basin with hot and cold mixer tap and vanity unit below, heated towel rail and illuminated mirror.

OUTSIDE
The property is approached off the High Street via a timber gate with the garden being enclosed by timber fencing. The gate enters into the garden which is principally laid to pearly quartz gravel with paved pathway leading to the French doors and front entrance door.

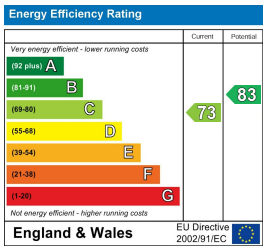
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £369
Deposit - £1846

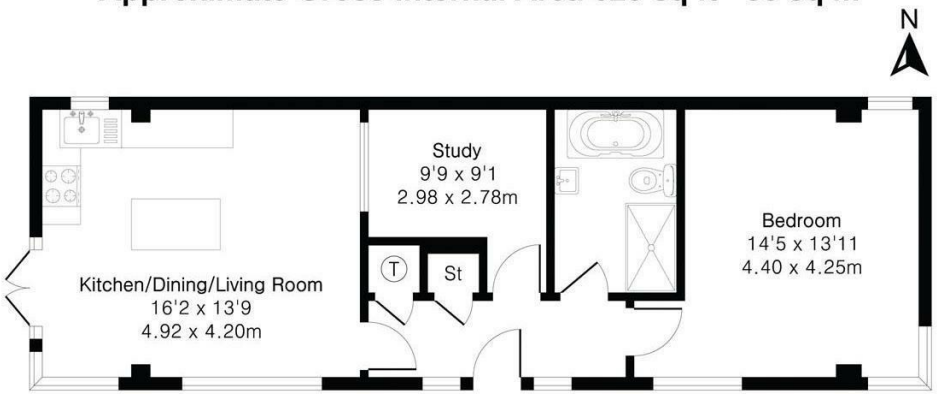








Approximate Gross Internal Area 623 sq ft - 58 sq m



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA I 01223 271916 I cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.