



Sandpit Lane | Northstowe | Cambridge | CB24 1EB

Rent £1,700 pcm

- Semi-Detached House
- Three Bedrooms
- Ensuite to Master Bedroom
- Kitchen with Integrated Appliances
- Driveway for Two Cars
- Fitted Wardrobes to Two Bedrooms
- Council Tax Band C
- EPC Rating B
- Pets Considered
- Available Now

FAQ's

Council Tax Band: C

Pets: Considered

Smoking: Not Allowed

Application Process**Holding Deposit**

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord declining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit

The deposit is equal to 5 weeks rent.

Tenant Fees

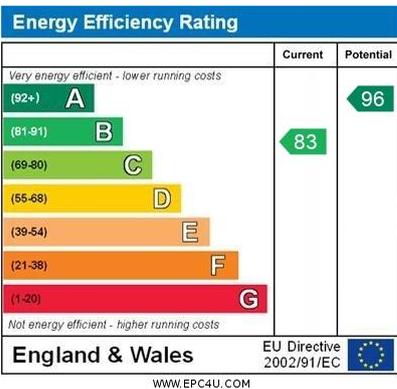
Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement -

£50 inc VAT



ENTRANCE HALL Main Front Door: Ceramic Tiled Flooring: Door to Lounge and Cloakroom.

CLOAKROOM 50' 00" x 3' 06" (15.24m x 1.07m) Toilet: Wash Hand Basin: Extractor Fan: Tiled Flooring: Radiator: Mirror.

LOUNGE 11' 08" x 14' 11" (3.56m x 4.55m) Floor to Ceiling Windows to Front: Under Stair Storage Cupboard: Tiled Flooring: Radiator: Door to Kitchen/Diner and Stairs to First Floor.

KITCHEN/DINER 15' 05" x 10' 08" (4.7m x 3.25m) Window to Rear: Range of Base and Wall Units: Integrated Fridge/Freezer, Washer Dryer and Dishwasher: Microwave: Electric Oven: Gas Hob with Extractor Hood: Tiled Flooring: Radiator: Patio Doors to Garden.

LANDING Storage Cupboard: Doors to All Bedrooms and Bathroom.

MASTER BEDROOM 10' 08" x 7' 11" (3.25m x 2.41m) Windows to Rear: Built In Wardrobes: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 6' 09" x 4' 05" (2.06m x 1.35m) Obscured Window to Side: Toilet: Wash Hand Basin with Vanity Unit: Shower Cubicle: Heater Towel Rail: Tiled Flooring: Extractor Fan.

BEDROOM TWO 10' 08" x 8' 01" (3.25m x 2.46m) Windows to Front: Wardrobe: Fitted Carpet: Radiator.

BEDROOM THREE 7' 06" x 7' 01" (2.29m x 2.16m) Window to Front: Fitted Carpet: Radiator.

BATHROOM 7' 00" x 50' 10" (2.13m x 15.49m) Obscured Window to Side: Toilet: Wash Hand Basin with Vanity Unit and Medicine Cabinet: Bath with Shower Over: Tiled Flooring: Heated Towel Rail: Extractor Fan.

OUTSIDE Enclosed Rear Garden with Patio Area and Shed. (Please note: outhouse is excluded)
Driveway to side of house for two cars.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website

