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TO LET

3 Almond Close, Great Shelford, Cambridge, Cambridgeshire, CB22 5GG

£1,800 PCM



THE PROPERTY

A spacious, unfurnished three-bedroom home located in the highly sought-after village of Great Shelford, offering superb access to Addenbrooke's Hospital, Cambridge city centre, the M11, the mainline railway station, and a wide range of local amenities.

The property welcomes you with an entrance hall and convenient downstairs WC, leading into a bright and modern open-plan living, kitchen, and dining area—perfect for both everyday living and entertaining. The kitchen is fully equipped with integrated appliances including a fridge freezer, washing machine, dishwasher, cooker, and hob.

Upstairs, the home features a spacious master bedroom with built-in wardrobe and ensuite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the property is set back from the road with a front garden, while the rear offers a private enclosed garden with shed. The property further benefits from off-road parking for two vehicles.

A basic gardening service is included in the rent.

The property is managed by the Landlord.

EPC Rating: B

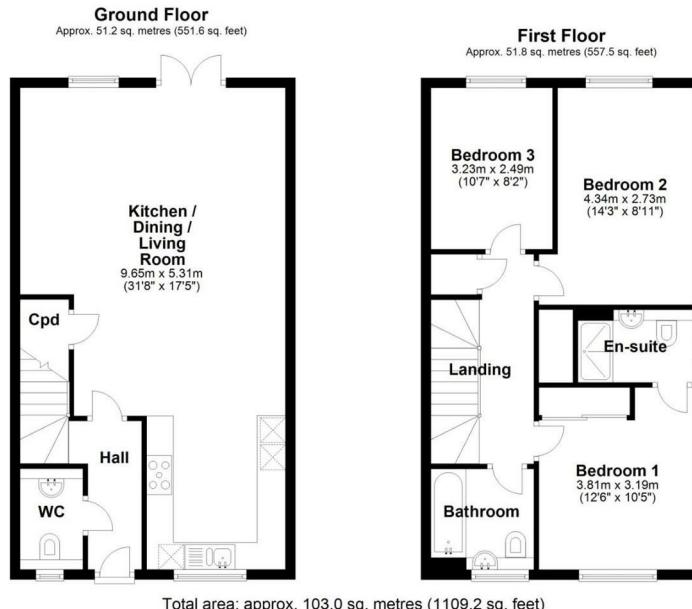
Council Tax Band: E

Deposit: £2070

Holding deposit: £390

Minimum tenancy length 12 months

SITUATION



Directions

