



1a Bar Lane Cottages, Newton Road, Whittlesford, Cambridge
£1,500 Per month





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

- New Build
- High Specification
- Driveway Parking & Rear Garden
- Available Immediately & Unfurnished

A wonderful newly built one-bedroom semi-detached house, finished to a beautiful standard throughout and offering over 630 sq ft of well-designed accommodation. The property benefits from driveway parking, its own private garden and a bright, contemporary interior.

Upon entry, the property opens into a welcoming entrance hall with a convenient downstairs cloakroom. From here, the accommodation leads into an immaculate and spacious open-plan kitchen and living room. The kitchen is finished with attractive light blue cabinetry and generous worktop space, while a skylight and two side windows flood the room with natural light, creating a particularly bright and inviting living space.

Upstairs, the bedroom is a spacious double room, carpeted throughout and enjoying a pleasant outlook over the rear garden. There is also a beautifully finished bathroom with high-specification fittings and useful recessed shelving and storage.

Outside, the garden is mainly laid to lawn and offers a manageable yet private outdoor space, ideal for relaxing or entertaining. The property also benefits from driveway parking.

Whittlesford is a peaceful and well-regarded village with a range of local amenities, including pubs and shops. The property is conveniently positioned for access to the M11, while Whittlesford Parkway railway station provides excellent connections to both Cambridge and London.

Council Tax Band: C & EPC: TBC

///craziest.outbid.walked



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