

Church Lane, Abington, CB21 6BQ

CHEFFINS

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Abington,
CB21 6BQ

4 1 3

£1,800 PCM



- Managed by Cheffins
- Detached property
- Four bedrooms
- Thee reception rooms
- White Goods
- Parking
- Excellent road links

*** FULLY BOOKED FOR VIEWINGS, PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST*** A delightful, detached, period cottage which has been renovated and extended to provide 4 bedrooms, kitchen, 3 reception rooms and family bathroom. Offered on an unfurnished basis and available late-November









LOCATION

Abington is situated approximately 7 miles South East of Cambridge with nearby access to the M11 and access to the Whittlesford mainline station approximately 4.5 miles distant. The adjoining village of Great Abington boasts amenities which include a thriving primary school, post office/shop, Public House with secondary education available at the nearby village of Linton.

GROUND FLOOR

HALLWAY
Entrance door to side aspect, tiled flooring, cupboard housing oil fired boiler, built in shelving and understairs cupboard.

CLOAKROOM
Low level WC, pedestal wash hand basin, extractor fan, tiled flooring and obscure double glazed window to the rear aspect.

KITCHEN
Fitted with base and eye level units with worktop over, stainless steel sink and drainer, integrated oven and hob with extractor over, washing machine, dishwasher and under counter fridge, double glazed window to the rear aspect. Door leading to:

DINING ROOM
Patio doors leading to the rear garden and patio area, tiled flooring. Door leading to:

LIVING ROOM
Red brick fireplace with log burning stove, wood panelled flooring, door with access to the front of the property, exposed beams and timbers and windows with secondary glazing to front aspect.

STUDY/PLAYROOM
Wood panelled flooring, cupboard for storage, double glazed window to front and side aspect.

FIRST FLOOR

LANDING
Exposed beams and timbers with Velux windows to rear aspect and cupboard.

BEDROOM 1
Carpeted throughout with double glazed window to rear.

BEDROOM 2
Carpeted throughout with exposed timbers and windows with secondary glazing to front aspect.

BEDROOM 3
Carpeted throughout with double glazed window to side aspect.

BEDROOM 4
Carpeted throughout with exposed beams and timbers, window to front aspect with secondary glazing.

BATHROOM
Four piece suite comprising roll top bath, shower and mixer tap over, separate shower cubicle with sliding door, electric shower and tiled splashbacks, low level WC, pedestal wash hand basin with extractor fan over and double glazed window to the rear aspect.

OUTSIDE
To the rear of the property is a landscaped garden enclosed by wood panelled fencing and gate with patio area. To the front there is parking for 2/3 vehicles.

VIEWINGS
By appointment through the Agent's.

LETTING AGENT NOTES
Holding Deposit : £415.00

For more information on this property please refer to the Material Information brochure on our website.









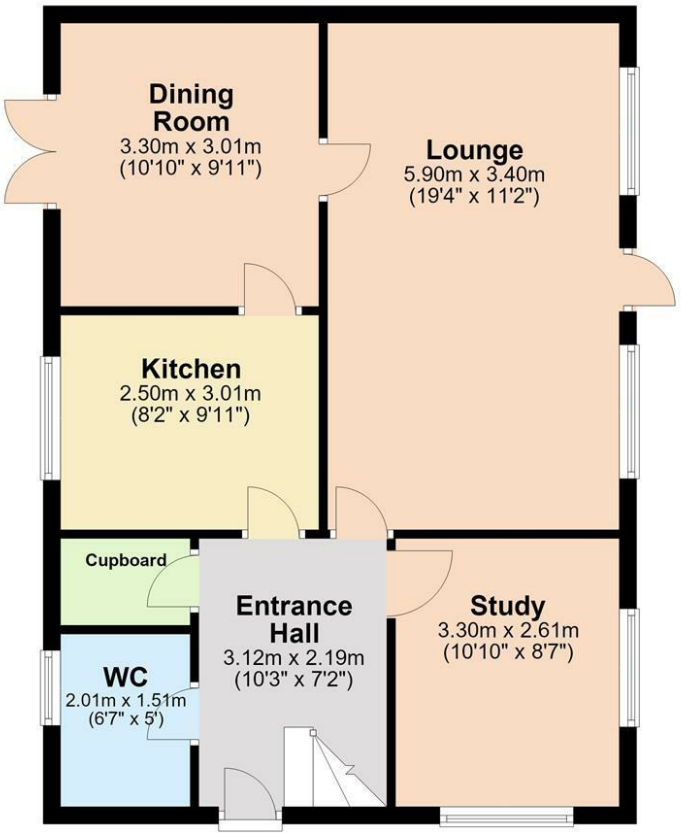




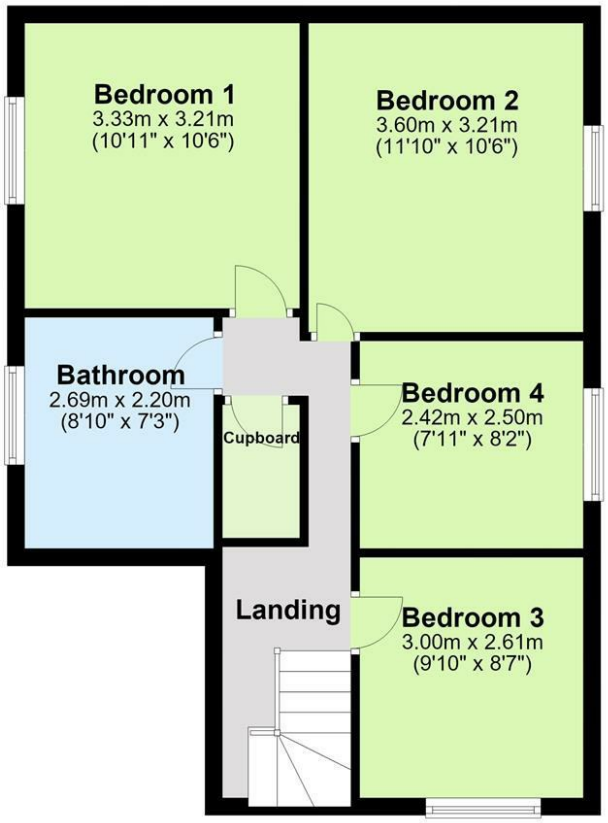




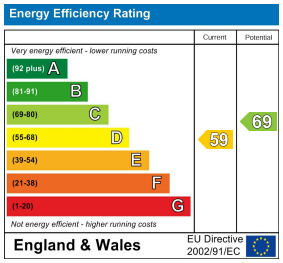
Ground Floor
Approx. 59.4 sq. metres (638.9 sq. feet)



First Floor
Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 111.7 sq. metres (1202.1 sq. feet)



£1,800 PCM

Council Tax Band - D

Local Authority - South Cambridgeshire

Agents note:

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

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