



Radcliffe & Rust are delighted to offer to let, this modern, 2 bedroom, semi-detached property, situated in the ever popular village of Hardwick. The property comprises of entrance hall, spacious open plan kitchen, living and dining area and W.C. on the ground floor. On the first floor you will find a landing, 2 double bedrooms - with the master bedroom benefiting from an en-suite - and family bathroom. The property is situated on a brand new Hill Residential development, set back from the main road. This property comes with off road parking, supplying enough room for 2 cars, with access at the rear of the driveway to the back garden. The property is available for immediate occupancy on an unfurnished basis with an initial 12 month agreement. Hardwick offers catchment for both a highly regarded Primary school, and for the 'Excellent' Comberton Village College. The village also benefits from a range of local amenities and offers fantastic access to both the A428 and A14. Call us now to arrange your viewing of this new home!

This property is modern, so in pristine condition...what's not to love about that? It is located in a brand new development, set back from the main road in Hardwick. With this new development, you have a driveway to the left of the property, which allows access for 2 cars. The property has a footpath leading to the front door, with a front laid to lawn garden.

Once inside the house, the kitchen sits immediately to your left, leading into a open-plan living and dining area too. This tasteful kitchen is modern, neutral in decor, and packed with cupboard space - every would-be chef's dream! It overlooks the front of the property and is flooded with light. The grey kitchen cupboards, white quartz worktops and neutral décor contrast beautifully; there are even under-cupboard lights as an added detail. It comes available with an integrated electric oven/grill and induction hob, extractor hood, built in fridge freezer, built in microwave, and a washer/dryer, all unused and of high quality. The downstairs toilet is off to the right in the entrance hall, immediately opposite the kitchen entrance. Inside is a W.C. and hand-basin - all in unused condition.

As you continue through the hallway or the kitchen, you reach the spacious rectangle-shaped living/dining area at the end of the property, overlooking the rear garden. On the back wall is a set of French doors, which along with the neutral décor, fill the room with a sense of light and space. This is an excellent room for singletons, couples, and families alike to enjoy; there is also ample space for dining table and chairs. In the corner of the room is a under stairs storage cupboard, located next to the entrance door into the lounge.

Once upstairs, the first room you see directly in front of you is the master bedroom which overlooks the back garden. It comes with a built-in, mirrored wardrobe (with sliding doors) and its own en-suite bathroom. Inside the en-suite are a shower cubicle, W.C., and hand basin - all in unused condition. The second bedroom sits at the other end of the landing and overlooks the front of the property. This room

is also a good sized double. Opposite the second bedroom is a large storage cupboard.

To complete the accommodation, there is a family bathroom with a bath (with wall-mounted shower above), W.C and hand basin - all in unused condition. This room has a frosted double glazed window, benefitting from an extractor fan in the ceiling, for ventilation, too. The whole property has been built and designed to a high standard throughout, and with its spacious feel and neutral décor, it is the perfect blank canvas to add your own possessions and really make it a home.

The rear garden is a good size, surrounded by fencing, and mainly laid to lawn. There is a small patio area and path leading to a bolted access gate to the driveway. At the bottom of the path, you will also find a garden shed in new condition and for use as part of the tenancy. Attached to the back of the house is an outside tap.

Please call us on 01223 307898 to arrange a viewing at Coles Way and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Available immediately, on an initial 12 month basis. Unfurnished.

Deposit £1,730

Council tax: C

Sorry no pets. Non smokers only please.

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

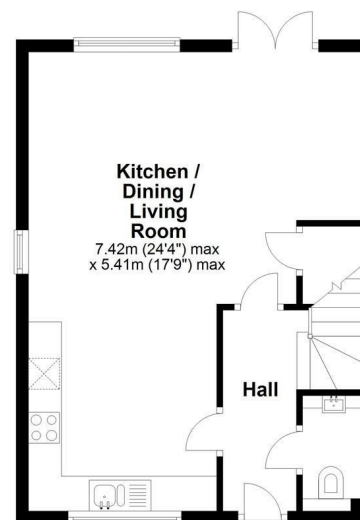
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

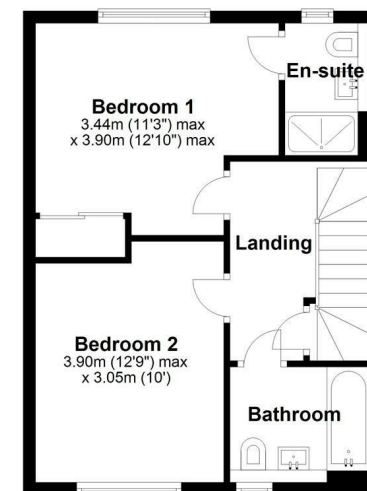




Ground Floor
Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 80.1 sq. metres (861.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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

