



Radcliffe & Rust
Residential sales & lettings

62 Histon Road, Cottenham CB24 8UD
£1,340 PCM

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this quaint period property in Cottenham, CB24. Cottenham is just five miles North of the centre of Cambridge, twelve miles from the centre of Ely and is perfectly placed for the commuter being just four and a half miles from Waterbeach train station, four miles from Cambridge Business and Science Parks, and six miles from Cambridge North train station and the A14/M11. Despite being well connected for the commuter Cottenham is still a wonderfully rural village. It enjoys a wealth of local amenities including GP surgeries, a dentist, pharmacy, butchers, bakery, Co-op, two public houses, community centre, village hall and sports ground. Cottenham also offers both a primary and secondary school (Cottenham Primary) and (Cottenham Village College) respectively. There is also a sports centre available at the secondary school.

Radcliffe & Rust Letting Agents are delighted to offer to let, this attractive period property in Cottenham, CB24. Offering a generous rear garden, two bedrooms and two reception rooms, this property is charming on both the inside and outside.

Upon entering the property, you are welcomed directly into the living room. With a feature log burner and built-in cupboards each side of the chimney breast, this cosy room invites you into the property. Directly next to the living room is the dining room. With a brick built chimney breast and space for a dining table for at least 4 - 6 people, the dining room has the same wooden flooring as the living room which creates flow and continuity throughout the spaces. The stairs leading to the first floor are also in the dining room and underneath the stairs there is extremely useful built-in cupboards. At the rear of the property is the kitchen. With cream traditional shaker style wall and base units and a contrasting marble effect worktop, within the kitchen there is a full height freestanding fridge freezer, electric oven, four ring gas hob, washing machine and stainless steel sink and drainer. The kitchen has a door leading to the rear lean to / conservatory which accesses the rear garden.

Upstairs, there are two bedrooms and bathroom. The bathroom is the doorway at the top of the stairs. With half panelled grey walls, the bathroom has a bath with overhead

shower, W.C. and hand basin and white metro tiles with a contrasting grey patterned tile to tie the areas together. Bedroom two overlooks the rear of the property and is light and bright. The room could comfortably fit a single bed and may be able to house a double (subject to layout). Bedroom one overlooks the front of the property and has a feature original cast iron fireplace and pine wardrobe in one of the alcoves.

Outside, to the rear of the property, there is a large private rear garden which is mainly laid to lawn but also has a paved area perfect for an outdoor dining table. Street parking, no permit required.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available on an initial 12 month agreement on an unfurnished basis.

Deposit £1,546

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:

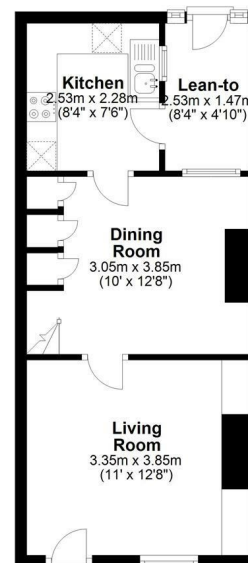
1 month's rent * 12 / 52 = 1 week's rent.

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

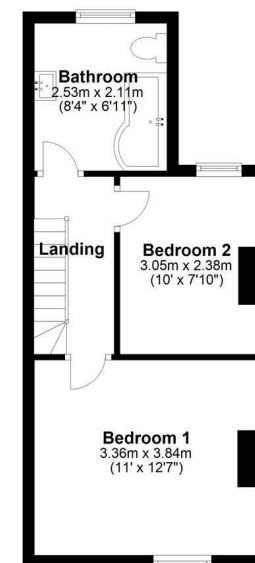




Ground Floor
Approx. 35.2 sq. metres (378.4 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

