





Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this two bedroom mid terrace property in the popular village of Milton, CB24. Located on The Rowans, the property is just a short walk from the High Street in the heart of Milton. Milton is a well-served village just to the North of Cambridge, approximately four miles from the city centre. The village offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses, restaurants and the incredibly popular Milton Country Park, a 95 acre park that plays host to a wealth of attractive walks, lakes, play grounds, plus a café & visitor centre. The Sycamores is only a 7 minute drive from Cambridge North Station, whilst the neighbouring village of Waterbeach has it's own mainline train station as well. Both stations provide a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. The A14 is easily accessible and interconnects to the M11 motorway to London.



Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this well-presented two bedroom mid-terraced home, located in The Rowans, Milton—a popular and friendly village just north of Cambridge, offering convenient access to the Science Park, A14 and local amenities. With a private rear garden, allocated garage and comfortable living spaces, this property is ideal for professionals, couples or small families seeking a practical and welcoming home.

As you enter the property, you are greeted by the light and airy living room, beautifully decorated in soft neutral tones and fitted with fresh carpet underfoot, creating a warm and inviting atmosphere. The open layout leads directly to the staircase, giving the space a natural flow through to the rest of the home.

Positioned at the rear of the property is the kitchen/dining room, finished with vinyl flooring for durability and easy maintenance. This bright space includes a fridge/freezer, washing machine, gas hob, and electric oven, as well as ample white cabinetry and space for a dining table. A glazed back door provides access to the garden, ensuring plenty of natural light throughout the day.

Upstairs, the landing, stairs and both bedrooms are carpeted, continuing the soft, neutral finish seen throughout the home. Bedroom 1 is a spacious double overlooking the front of the property, while Bedroom 2 overlooks the rear garden and serves perfectly as a nursery, or home office.

The bathroom is fitted with grey wall tiles, a wood-effect vinyl floor, a bath with overhead shower, WC, hand basin, and a useful airing cupboard for storage.

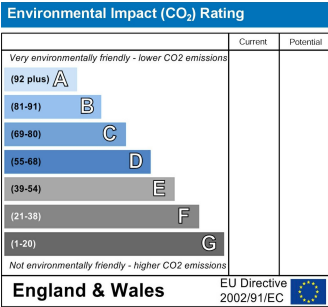
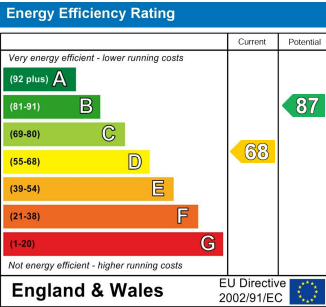
The private rear garden features a paved patio and a generous lawn bordered by fencing, offering a pleasant outdoor area for relaxation or entertaining. A rear gate leads directly to the allocated garage, providing secure off-street storage or parking. Additional on-road parking is also available nearby.

With neutral décor throughout, a private garden, garage, and well-proportioned rooms, this property offers comfortable and practical living in a desirable village location just moments from Cambridge.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Council tax Band C (South Cambridgeshire District Council)  
Deposit: £1,384  
There is a reservation 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 Lonsdale Insurance Brokers LTD.







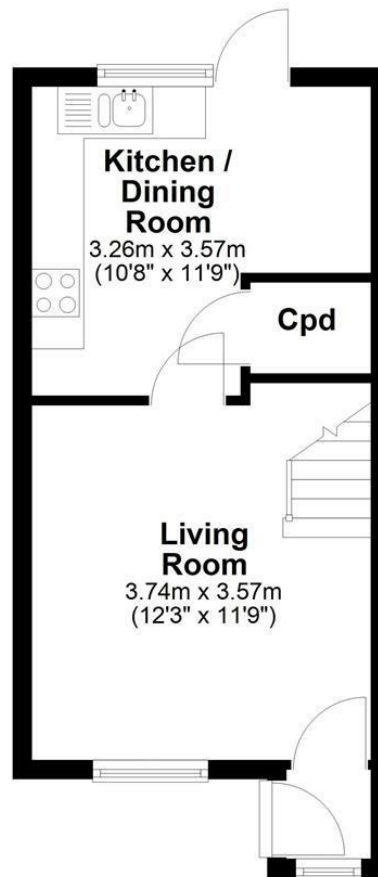






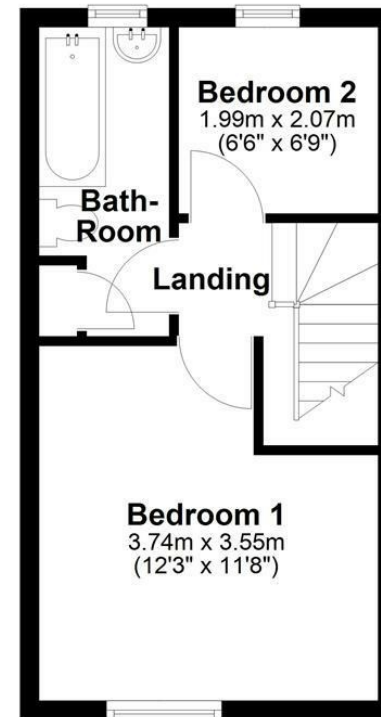
### Ground Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



### First Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 51.6 sq. metres (555.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.