Radcliffe & Rust
Residential sales & lettings

1 Carrara Cottage Farm Main Street, Cambridge CB23 7NU

£1,550 PCM

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for let this attractive and recently refubished three-bedroom property in the popular village of Caldecote, which lies just seven miles west of Cambridge. Its fitting location allows easy access to the City of Cambridge, M11, A1 and A14. A wider range of facilities are available in the nearby village of Cambourne, situated three miles further west of Caldecote; these include a Morrisons supermarket, doctors' surgery, day care nursery, hotel and a wealth of further amenities on its high street. The village is surrounded by open countryside over which there are many fine walks, with Bourn and Comberton Golf Clubs approx two miles away. And schools? Well, Burr Elm Court is in the catchment area for Caldecote Primary School, and children over 11 usually attend secondary school at nearby Comberton Village College; the latter ranking as 'outstanding' in their most recent Ofsted report.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this attractive semi-detached property in the popular village of Caldecote, CB23. Caldecote is just seven miles from the outskirts of Cambridge and eight-and-a-half miles from the city centre and with both the A14 and M11 being within easy access, this property is perfect for commuters into Cambridge and beyond.

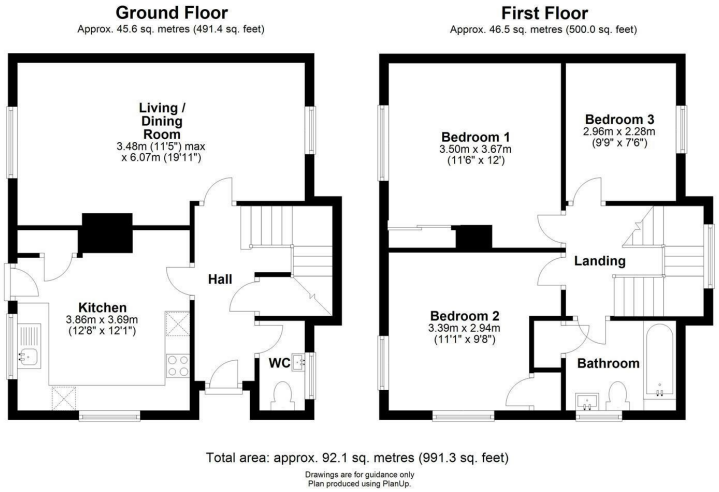
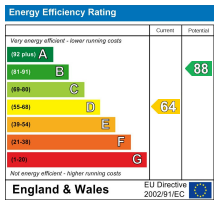
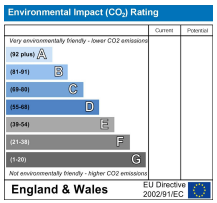
Caldecote is a quaint village surrounded by fields. There is just one road through the village called Main Street which is where this property is located. Set back from the road on Main Street, the property is accessed via a tarmac driveway with mature bushes lining the edge of the plot creating a divide between the property and the road and giving the property privacy from passers by. The main door into the property is on the front of the building and there is also a door into the property on the side of the building. The front door is a half-glazed UPVC door flooding the hallway with light. Once inside, the hallway has new grey wooden style flooring with freshly decorated white walls and stairs leading to the first floor. On the right hand-side of the hallway is the downstairs cloakroom which has a W.C. and hand basin. Next to the cloakroom there is a useful under-stairs storage cupboard with shelving for added storage space. Opposite the cloakroom on the left hand-side of the hallway is the kitchen. The kitchen consists of light coloured shaker style wall and base units with a contrasting terrazzo style solid worktop. Within the kitchen there is an under-counter fridge and freezer, freestanding oven with grill and electric hob, washing machine and dishwasher with a stainless steel sink and drainer. The kitchen also has a half-glazed door which leads to the side of the garden and shed. At the end of the hallway is the reception room which could be used as a living and dining room if required. This dual aspect room has a feature fireplace with marble surround and dark grey carpet.

In the stair well leading to the first floor, there is a large window offering countryside views which lets lots of natural light into the landing beyond. On the first floor, there are three bedrooms and the family bathroom. The first room you come to at the top of the stairs is the bathroom which has a bath with overhead electric shower, hand basin and W.C. with a mirrored storage cupboard. Within the bathroom there is also an airing cupboard which is where the water cylinder is located. Next to the bathroom is bedroom two. This pleasant dual aspect space offers views over the front and side of the property and has a built-in storage cupboard which could be used as a wardrobe. Next to bedroom two is bedroom one. Similar in size, this bedroom overlooks the side of the property and also has built-in wardrobes with sliding doors. At the end of the hallway is bedroom three. A generous single, bedroom three is possibly large enough for a small double bed or would work well as a work from home space if required.

Directly outside the property there is space to park multiple vehicles and a garden laid to lawn which wraps around the front and side of the property. In the garden, there is a wooden shed which can be used by the tenant. The property runs on oil fired central heating.

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.

Please note, no internal photos were taken, due to it undergoing redecoration works prior to marketing.

Agent Notes

Deposit £1,788
Council tax band D
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