



Radcliffe & Rust
Residential sales & lettings

21 Bandon Road, Girton CB3 0LU
£1,500 PCM

Radcliffe & Rust Estate Agents, Cambridge are delighted to offer, to let, this detached two bedroom bungalow in Bandon Road, Girton, CB3. Offering a generous sized plot with off road parking and a good sized rear garden. The property is ideally located just off the A1307 with easy access to the A14 via Huntingdon Road, as well as being close to Cambridge city centre. The property is in the catchment area for Girton Glebe Primary School which is just over a mile from the property and around a 20 minute walk which was rated as "Good" in it's most recent Ofsted report in 2016. The property is in the secondary school catchment area for Impington Village College which is just 2.8 miles from the property, around a 10 minute drive. The very centre of Cambridge is also within easy reach being less than 2 miles away or around 10 minute cycle ride.

Radcliffe & Rust Letting Agents, Cambridge are delighted to offer to let, this fantastic two bedroom detached bungalow on Bandon Road in Girton, CB3. The property is located at the end of a cul-de-sac, sitting on a generous plot with ample front and rear gardens and off road parking, this bungalow enjoys traditional features including original doors and the original serving hatch between the kitchen and living / dining room combined with modern fixtures and fittings throughout the property.

Upon entering the property, you are welcomed into the large and bright hallway. With freshly painted white walls contrasting with grey carpeted flooring this space is cosy and inviting. The hallway is furnished with ample storage cupboards, and there is also a self condensing tumble dryer in this space. The first room you come to on the right hand side is bedroom one. Overlooking the front of the property, this room is flooded with light thanks to the large bay window and can comfortably fit a double bed. On the opposite side of the hallway is Bedroom two which also overlooks the front of the property and is another great sized double. At the rear of the property, next to bedroom two is the living and dining room. This room has been fitted with brand new carpets, along with the bedrooms and conservatory, and has additional benefits such as wall lights and the serving hatch between the kitchen and living and dining room. There is space to fit a dining table in this area or alternatively the adjoining sun room / conservatory could be used as a dining room if required. The sun room / conservatory is accessed via sliding doors from the living room and has French doors leading to the rear garden. This room would also make a really pleasant workspace if required by the new tenant.

Next to the living and dining room is the kitchen. The kitchen units have been recently installed and consist of grey gloss, wall and base units with a dark grey worktop and white metro tiles. Within the kitchen there is a washing machine, stainless steel sink and drainer, electric oven, dishwasher, four ring gas hob and under counter fridge

and freezer. Located next to the kitchen is the bathroom which has a large walk in shower with a glass screen and overhead electric shower, W.C. and hand basin which is set into a vanity unit with cupboard storage. The grey rectangle wall tiles in the bathroom are perfectly set against the same wooden style floor which is in the hallway.

Outside you will find a paved patio area, and a generous rear garden enclosed with timber fencing. The garden is mainly laid to lawn with some planted borders. There is a detached single garage and a hard standing driveway offering ample off road parking. The property is set back attractively from the road with another generous garden to the front.

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

Available immediately, on an initial 6 month agreement on an unfurnished basis.

Deposit £1,730.00

Council tax band E

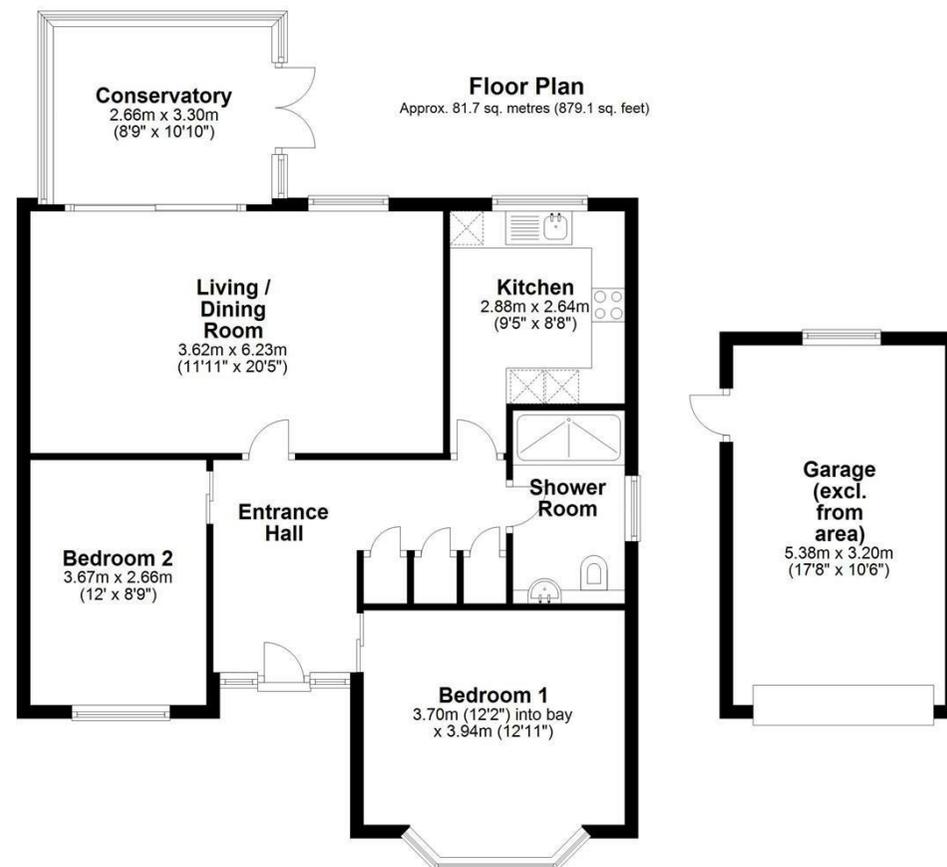
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

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





Total area: approx. 81.7 sq. metres (879.1 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		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

