



Radcliffe & Rust
Residential sales & lettings

20 Green Bank Road, Cambridge CB25 0LR
£1,400 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, to let, this recently renovated two bedroom semi-detached home, located on the desirable Green Bank Road in the charming village of Swaffham Bulbeck. Set within a peaceful rural setting, the village offers an excellent balance of countryside living with convenient access to Cambridge, which is approximately 8 miles away. Swaffham Bulbeck benefits from a strong community feel, local amenities including a village pub, shop and primary school, as well as beautiful countryside walks close by. For commuters, the A14 is easily accessible, providing swift links to Cambridge, Newmarket and beyond, while Cambridge North Station (around 7 miles away). This beautifully updated home further benefits from a stunning large rear garden, making it an ideal rental opportunity for those seeking a move-in ready property with outdoor space in one of Cambridgeshire's most desirable villages.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this beautifully refurbished two bedroom semi-detached home located on Green Bank Road in the highly sought-after village of Swaffham Bulbeck.

Finished to an excellent standard throughout, this charming property offers bright, well-proportioned accommodation with modern fittings, stylish finishes and the huge added benefit of a particularly generous rear garden, driveway parking and a garage.

The renovation is immediately evident as you step inside, with fresh neutral décor, attractive wood flooring and a wonderful sense of light throughout. The ground floor provides two separate reception rooms, with a cosy living room to the front featuring a character fireplace and large window flooding the space with natural light. The dining room sits centrally within the home and offers further feature detailing alongside built-in storage cupboards, making it an ideal space for entertaining or family dining.

To the rear of the property is the newly installed kitchen, finished in a striking sage green with contrasting wood-effect worktops, creating a modern yet warm feel. The kitchen is well equipped with an electric oven, electric hob, stainless steel sink and washing machine, with space available for a tall fridge/freezer. Completing the ground floor is a sleek downstairs cloakroom, finished in crisp white and grey tones.

Upstairs, the property continues to impress with two

generous double bedrooms, both finished with wood flooring and filled with light from large windows. The principal bedroom overlooks the front, while the second bedroom enjoys views over the expansive rear garden. The newly fitted bathroom offers a contemporary shower suite, including a walk-in shower, WC, hand basin and heated towel rail, all finished with modern clean-lined styling.

Externally, the home enjoys a substantial rear garden offering patio space, lawn and excellent potential for outdoor enjoyment. There is also driveway parking and a fully accessible garage, providing valuable storage and convenience.

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 12 month agreement on an unfurnished basis.

Deposit £1,615

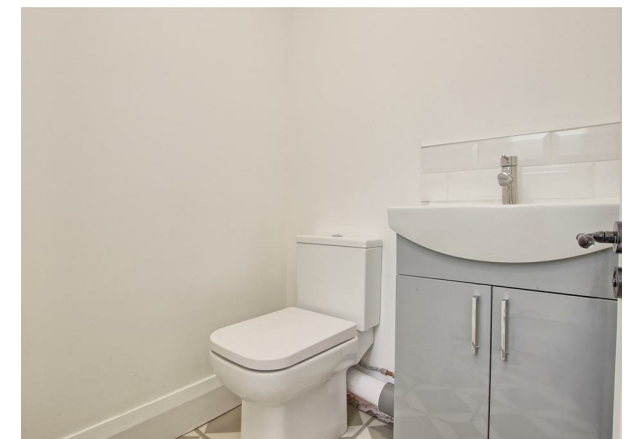
Council tax: Band C

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:

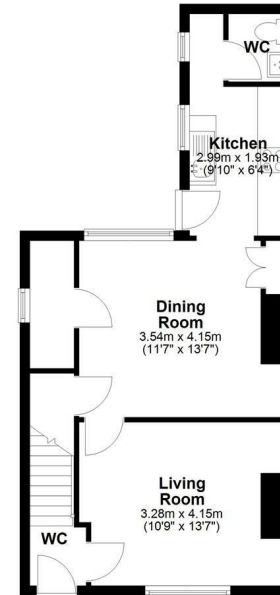
1 month's rent * 12 / 52 = 1 week's rent.

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

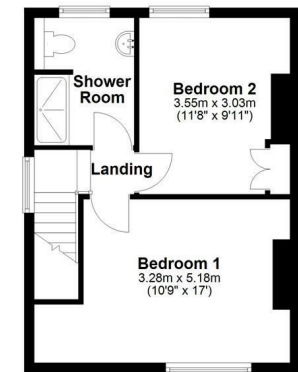




Approx. 44.4 sq. metres (478.1 sq. feet)



Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		60	84
England & Wales		EU Directive 2002/91/EC	

