



Church Lane, Cambridge, CB21 6BQ

CHEFFINS

Church Lane

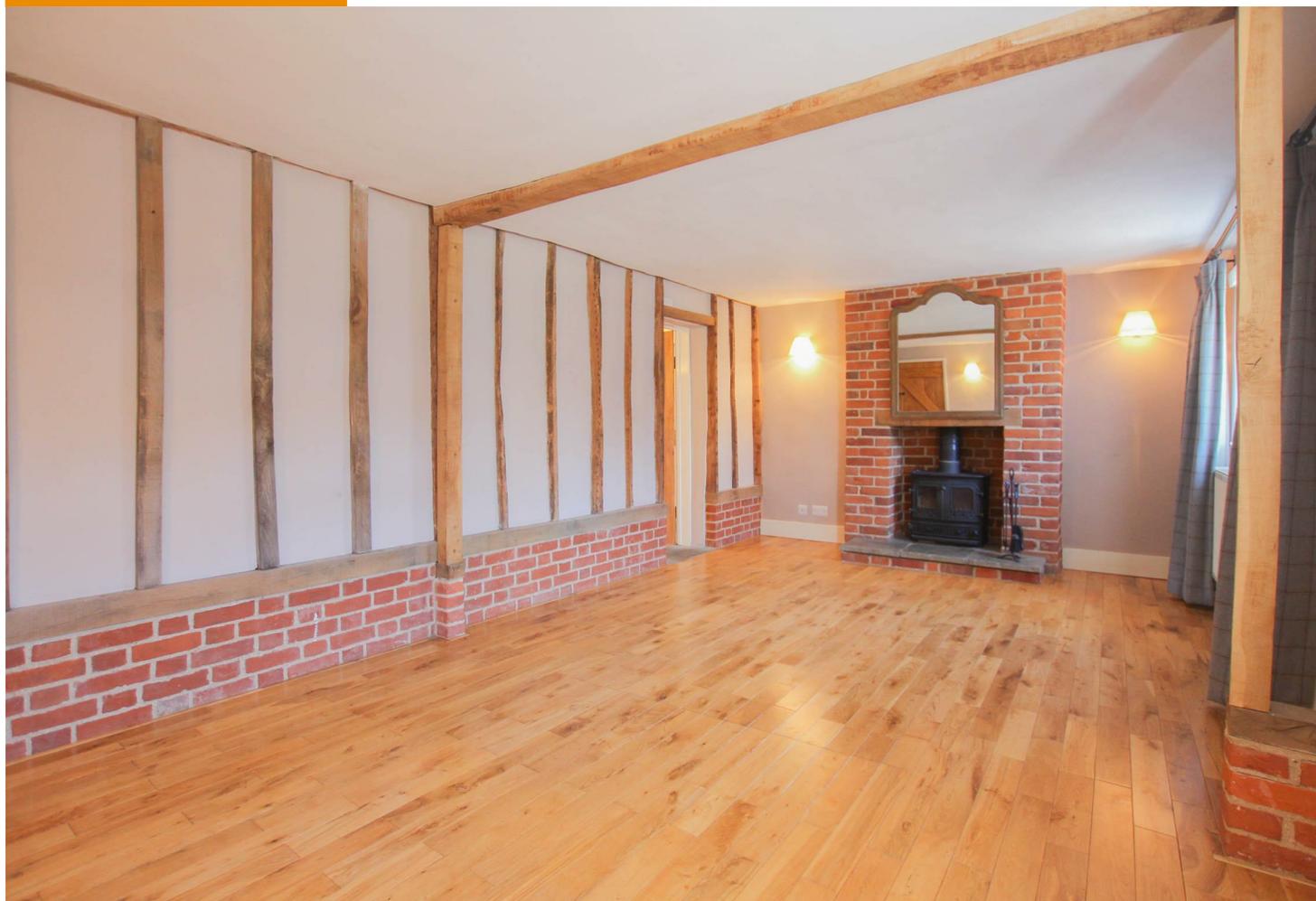
Abington, Cambridge,
CB21 6BQ

- Minimum of a 6 month tenancy
- Managed by Cheffins
- Four bedrooms
- Excellent road links
- White Goods
- Parking
- Enclosed garden

FULLY BOOKED FOR VIEWINGS If you wish to be added to the cancellation list please contact the office. A delightful, detached, period cottage which has been renovated and extended to provide 4 bedrooms, kitchen, 3 reception rooms and family bathroom. Offered on an unfurnished basis and available Mid April.

4 1 3

£1,850 PCM





LOCATION

Abington is situated approximately 7 miles South East of Cambridge with nearby access to the M11 and access to the Whittlesford mainline station approximately 4.5 miles distant. The adjoining village of Great Abington boasts amenities which include a thriving primary school, post office/shop, Public House with secondary education available at the nearby village of Linton.

GROUND FLOOR

HALLWAY

Entrance door to side aspect, tiled flooring, cupboard housing oil fired boiler, built in shelving and understairs cupboard.

CLOAKROOM

Low level WC, pedestal wash hand basin, extractor fan, tiled flooring and obscure double glazed window to the rear aspect.

KITCHEN

Fitted with base and eye level units with worktop over, stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, dishwasher, further space for fridge freezer and double glazed window to the rear aspect. Door leading to:

DINING ROOM

Patio doors leading to the rear garden and patio area, tiled flooring. Door leading to:

LIVING ROOM

Red brick fireplace with log burning stove, wood panelled flooring, door with access to the front of the

property, exposed beams and timbers and windows with secondary glazing to front aspect.

STUDY/PLAYROOM

Wood panelled flooring, cupboard for storage, double glazed window to front and side aspect.

FIRST FLOOR

LANDING

Exposed beams and timbers with Velux windows to rear aspect and cupboard.

BEDROOM 1

Carpeted throughout with double glazed window to rear.

BEDROOM 2

Carpeted throughout with exposed timbers and windows with secondary glazing to front aspect.

BEDROOM 3

Carpeted throughout with double glazed window to side aspect.

BEDROOM 4

Carpeted throughout with exposed beams and timbers, window to front aspect with secondary glazing.

BATHROOM

Four piece suite comprising roll top bath, shower and mixer tap over, separate shower cubicle with sliding door, electric shower and tiled splashbacks, low level WC, pedestal wash hand basin with extractor fan over and double glazed window to the rear aspect.

OUTSIDE

To the rear of the property is a landscaped garden enclosed by wood panelled fencing and gate with patio area. To the front there is parking for 2/3 vehicles.

VIEWINGS

By appointment through the Agent's.

LETTING AGENT NOTES

Holding Deposit : £426.00

For more information on this property please refer to the Material Information brochure on our website.

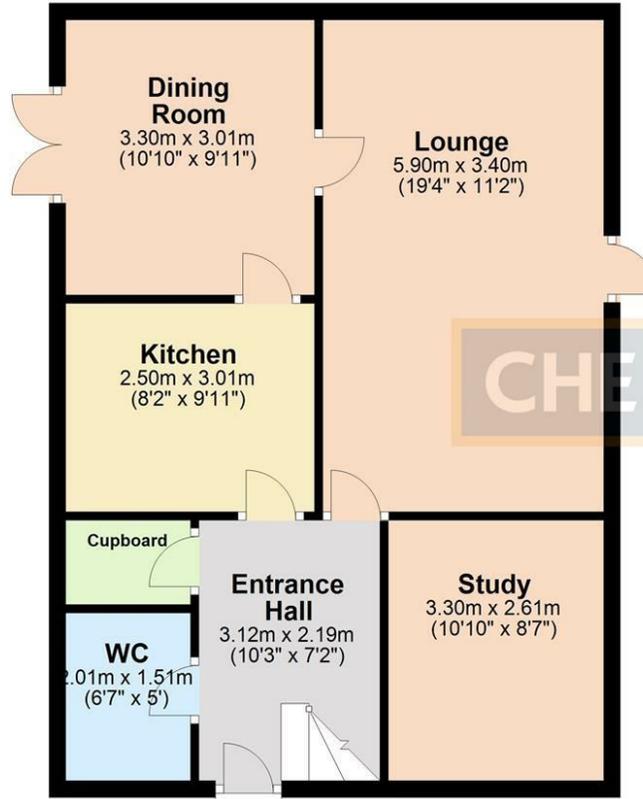






Ground Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 111.7 sq. metres (1202.1 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,850 PCM

Council Tax Band - D

Local Authority - South Cambridgeshire

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.