



**Green End Farm Cottage, Six Mile Bottom Road, Cambridge, CB21  
5NF**

**CHEFFINS**

## Green End Farm

West Wratting, Cambridge,  
CB21 5NF

A beautifully presented three bedroom semi detached property situated within commuting distance to Cambridge. The property benefits from off road parking, large rear garden, and two reception rooms. Available 14th November 2025.

- Three Bedrooms
- Ground Floor Bathroom
- Off Road Parking
- EPC Rating E
- Council Tax Band C
- Minimum 12 Month Tenancy

3 1 2

**£1,250 PCM**





## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

Feature fireplace, radiator, door to:

### DINING AREA

Window to side, window to rear, fireplace housing oil fired boiler, door to:

### KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge and freezer, electric oven, four ring electric hob with extractor hood over, window to rear, to side, radiator, tiled flooring.

### BATHROOM

Fitted with three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC, two obscure windows, two radiators, tiled flooring.

## FIRST FLOOR

### BEDROOM ONE

Window to rear, radiator, double door to wardrobe.

### BEDROOM TWO

Window to rear, radiator, double door to wardrobe.

### BEDROOM THREE

Window to rear, radiator

## OUTSIDE

The property has a beautiful established rear garden, predominantly laid to lawn with an array of mature shrubs and plants.

### Holding Deposit

£288.00

### Material Information

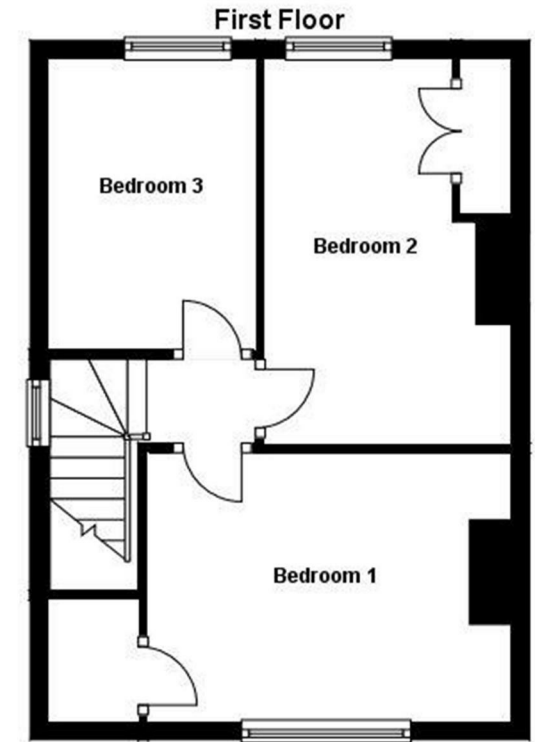
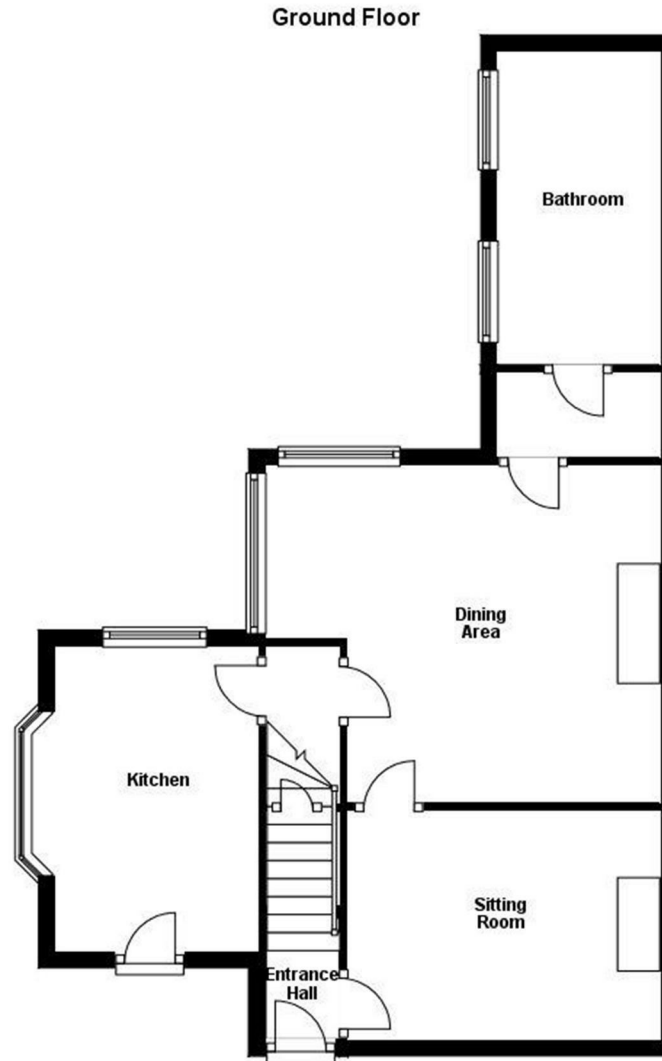
For more information on this property please refer to the Material Information brochure on our Website





#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            | 100                                                                                 |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   | 45                         |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |



#### Agents note:

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

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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.



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