



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

**CHEFFINS**

## Green End Farm Cottage, Six Mile Bottom Road

West Wratting, Cambridge,  
CB21 5NF

A beautifully presented three bedroom semi detached property situated within commuting distance to Cambridge with views over fields. The property benefits from off road parking, large rear garden, and two reception rooms. Available 28th August 2026.

- Three Bedrooms
- Ground Floor Bathroom
- Off Road Parking
- Rear Garden
- EPC Rating E
- Council Tax Band C

3 1 2

**£1,195 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**

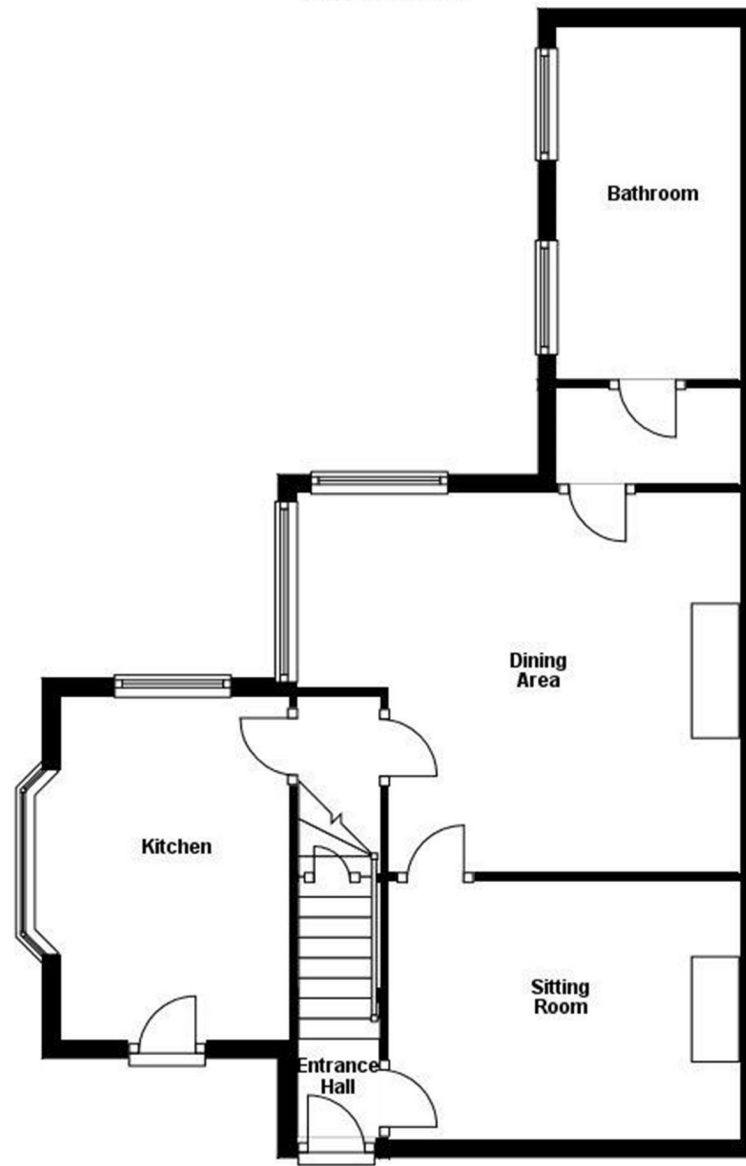
£275.00

### **Material Information**

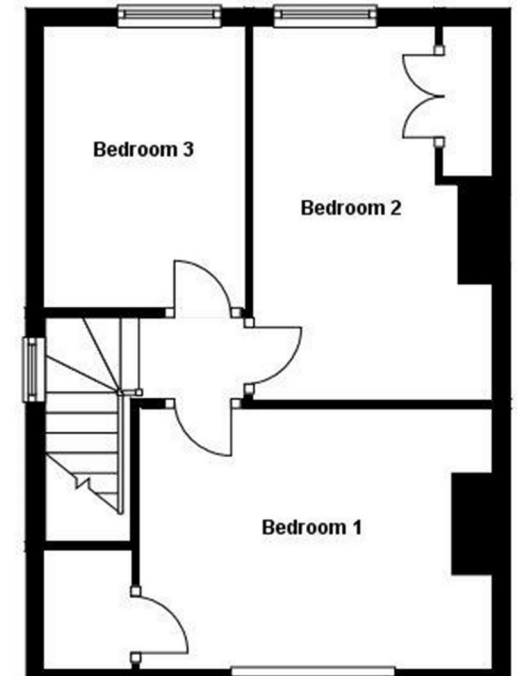
For more information on this property please refer to the Material Information brochure on our Website



## Ground Floor



## First Floor



### Energy Efficiency Rating

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

### Agents note:

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

Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk



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