Wisbeach Close, Cambridge, CB25 9DY

CHEFFINS

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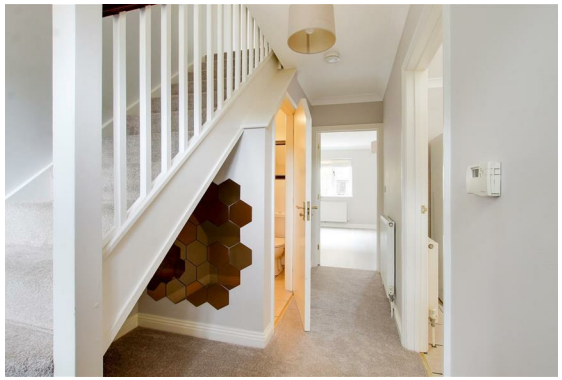
Bottisham, Cambridge,
CB25 9DY

2 2 1

£1,375 PCM

- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden
- Off Street Parking

A well presented 2 bedroom semi-detached house located within this popular and well served village between Cambridge and Newmarket. The accommodation on the ground floor comprises entrance hall, living room, kitchen and cloakroom and on the first floor a principal bedroom with en-suite shower room, 1 further double bedroom and bathroom. Off street parking and enclosed rear garden. Unfurnished. Available now. EPC: C and Council Tax Band C.



LOCATION

Bottisham is a popular village conveniently situated between Cambridge and Newmarket, with easy access to the A14 at Junction 35. The village is well served by a range of local amenities, including a doctors' surgery with dispensary, village shop, pub, primary school and secondary school, which also offers public access to its swimming pool and sports centre. The neighbouring village of Lode is home to the National Trust properties of Anglesey Abbey and Lode Mill, providing attractive opportunities for leisure and recreation close to the village.

ENTRANCE HALL
window to front aspect, stairs rising to first floor and doors to cloakroom, living room and kitchen off.

CLOAKROOM
wc and corner hand wash basin.

LIVING ROOM
window to rear aspect and patio doors opening to rear garden.

KITCHEN
base and wall units, work tops, sink with window to front aspect above, integrated oven and gas hob with extractor hood above and freestanding fridge freezer and washing machine.

STAIRS/LANDING
doors to bedrooms and bathroom off.

BEDROOM 1
window to rear aspect and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, hand wash basin with window with obscured glass to rear aspect above and heated towel rail.

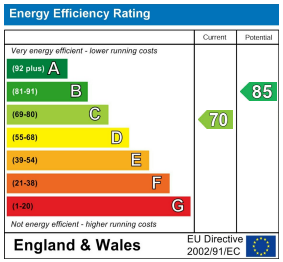
BEDROOM 2
2 windows to front aspect and cupboard over the stairs housing gas central heating boiler.

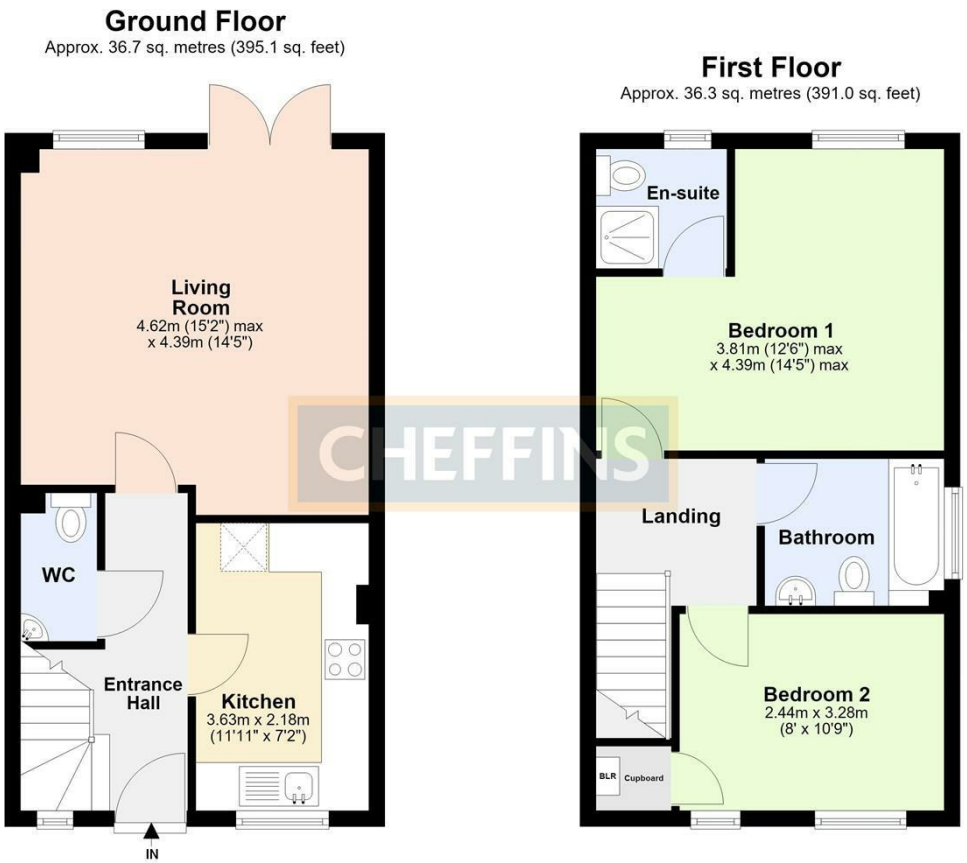
BATHROOM
bath, wc, hand wash basin with mirror above, further wall mirror and window with obscured glass to side aspect.

OUTSIDE
gravelled driveway with allocated parking for 1 car and enclosed rear garden principally gravelled with patio, shed and side gate.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £317
Deposit - £1586





Total area: approx. 73.0 sq. metres (786.1 sq. feet)

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

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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.