



High Street, Harston, Cambridge, CB22 7QD

CHEFFINS

High Street

Harston, Cambridge,
CB22 7QD

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: TBC
- Air Source Heat Pump
- Garden
- Allocated Parking with EV Charging Point

A stunning brand new 2 bedroom semi detached house located in a highly desirable village a short distance south of Cambridge. The accommodation finished to an excellent specification and standard comprises open plan living room/kitchen, principal bedroom with en-suite shower room, 1 further double bedroom and bathroom. Unfurnished. Available now. EPC: B and Council Tax Band: C.

2 2 1

£1,650 PCM





LOCATION



Harston is the first village travelling south out of Cambridge on the A10. The village boasts an excellent range of amenities including primary school, doctor's surgery with dispensary, village shop with Post Office, village hall, hairdresser, petrol station and a large recreation ground. For the commuter the village is very well placed for access to Addenbrooke's and road links both into the city and south towards Royston and London. Mainline train services to London Kings Cross are available from the neighbouring village of Foxton.

ENTRANCE DOOR

to:

OPEN PLAN LIVING ROOM/KITCHEN

LIVING AREA

stairs rising to first floor, built in cupboard housing hot water cylinder, windows to side and rear aspects, patio door to garden and further back door to garden. Open to:

KITCHEN AREA

base and wall units works tops, 1.5 bowl sink with window to rear aspect above, integrated appliances including oven, induction hob with extractor above, fridge freezer and dishwasher and door to:

UTILITY/WC

wc, base and wall units, work top, sink, washer dryer and window to front aspect.

STAIRS/LANDING

window to front aspect, Velux skylight and doors to bedrooms and bathroom off.

BEDROOM 1

fitted double wardrobe with sliding doors, windows to rear and side aspects and door to:

EN-SUITE SHOWER ROOM

walk-in shower with glass shower screen, wc, wash basin, heated towel rail and window to rear aspect.

BEDROOM 2

windows to rear and side aspects.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below, heated towel rail and window to front aspect.

OUTSIDE

small paved garden to the front with railings and gated access. Enclosed rear garden principally laid to lawn with patio, borders and rear gate with access to residents carpark with allocated space with EV charging point.

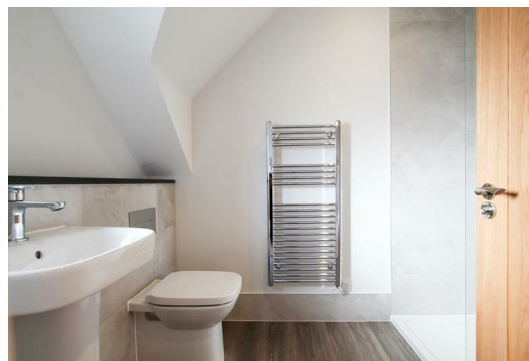
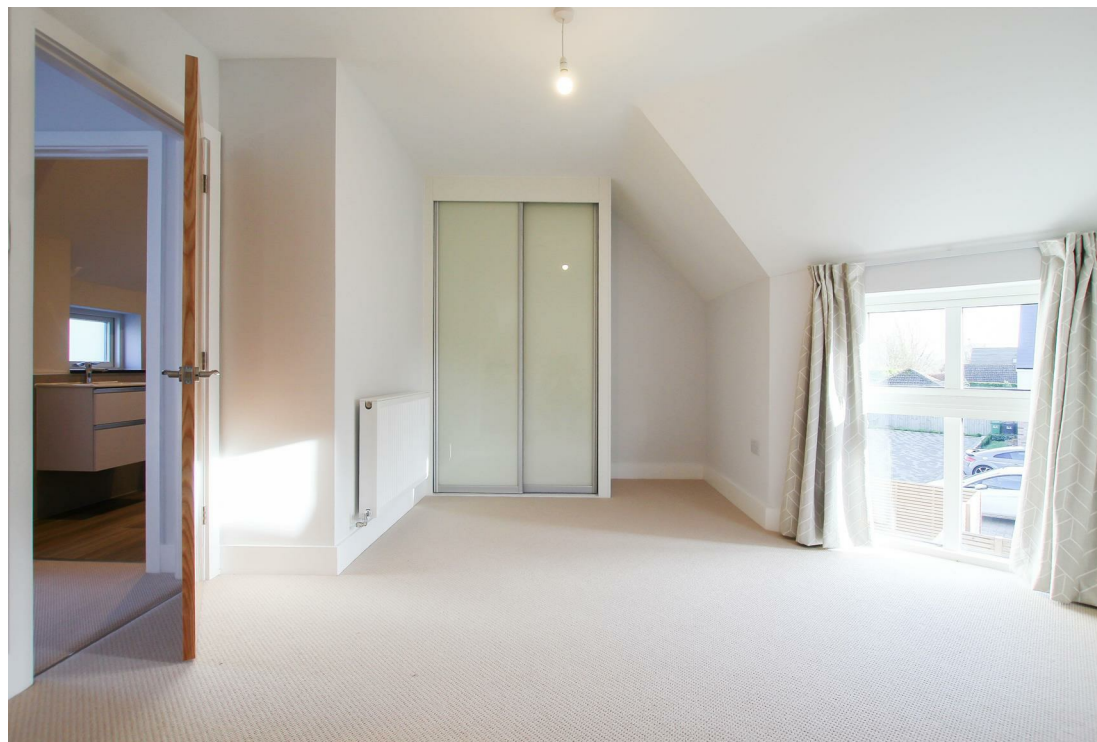
LETTING AGENT NOTES

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

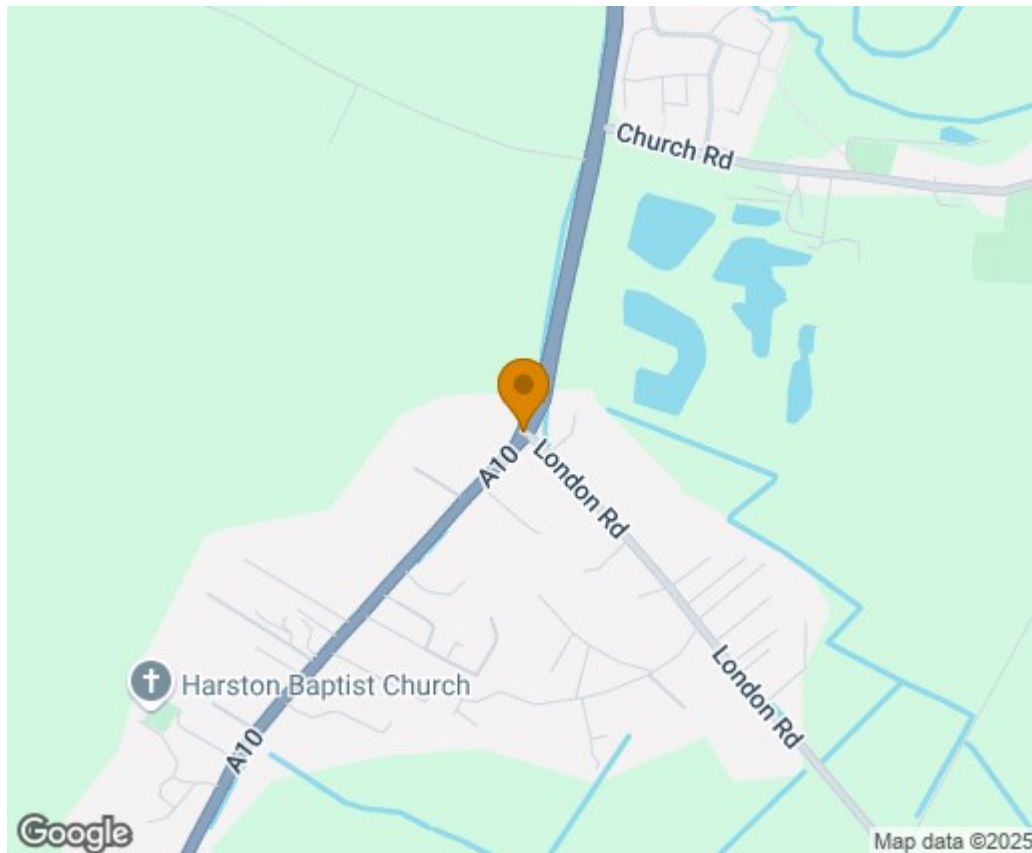
Term - Minimum 6 month tenancy

Holding Deposit - £380

Deposit - £1903







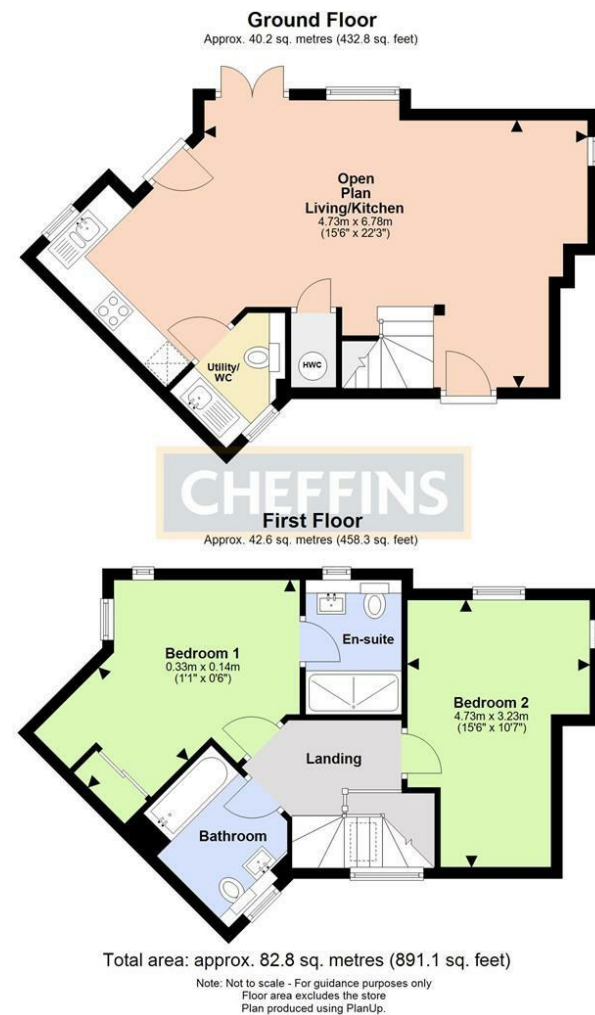
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agents note:

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.



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