



The Sycamores, Milton, Cambridge, CB24 6ZN

**CHEFFINS**



# The Sycamores

Milton, Cambridge,  
CB24 6ZN

A 2 bedroom house located in this popular and well served village to the north of Cambridge with easy access to the Science Park, City centre and A14/M11. The accommodation comprises entrance hall, fitted kitchen, living room, 2 bedrooms and bathroom. Off street parking for 1 car and garden. We regret no pets or sharers. Unfurnished. Available from 29/09/2025. EPC: C and Council Tax Band: C.

## LOCATION

Milton is a well served village approximately 3 miles distant to the North of Cambridge. It offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses and restaurants. The neighbouring village of Waterbeach also has it's own mainline train station providing a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. Walkable distance to the property is Milton Country Park.

2 1 0

£1,375 PCM





## ENTRANCE HALL

built in cupboard, cupboard under the stair, door to living room and door to:

## KITCHEN

base and wall units, work tops, sink with window to front aspect above, oven, electric hob with extractor above, fridge freezer and washing machine.

## LIVING ROOM

box window to front aspect and stairs rising to first floor.

## STAIRS/LANDING

doors to bedrooms and bathroom

## BEDROOM 1

window to front aspect.

## BEDROOM 2

window to front aspect.

## BATHROOM

shower over bath with curtain, wc, wash basin with mirrored cabinet above and window to front aspect.

## GARDEN

open front garden principally laid with shrub borders

## PARKING

Allocated parking space to the rear.

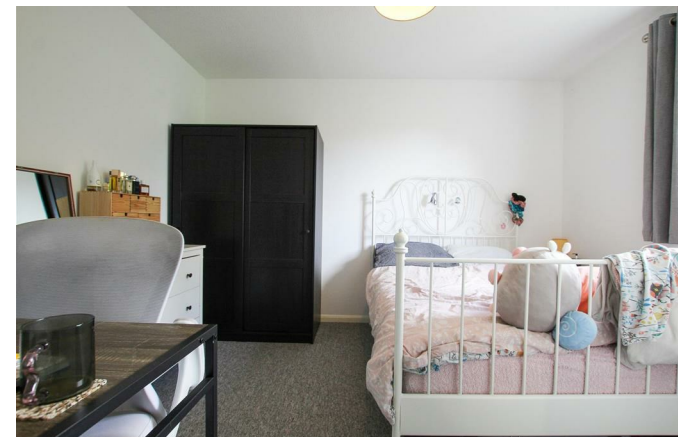
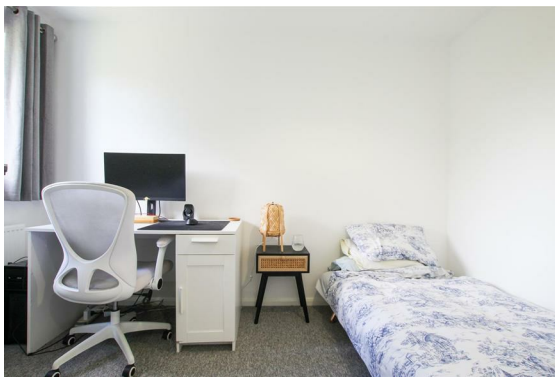
## LETTING AGENT NOTES

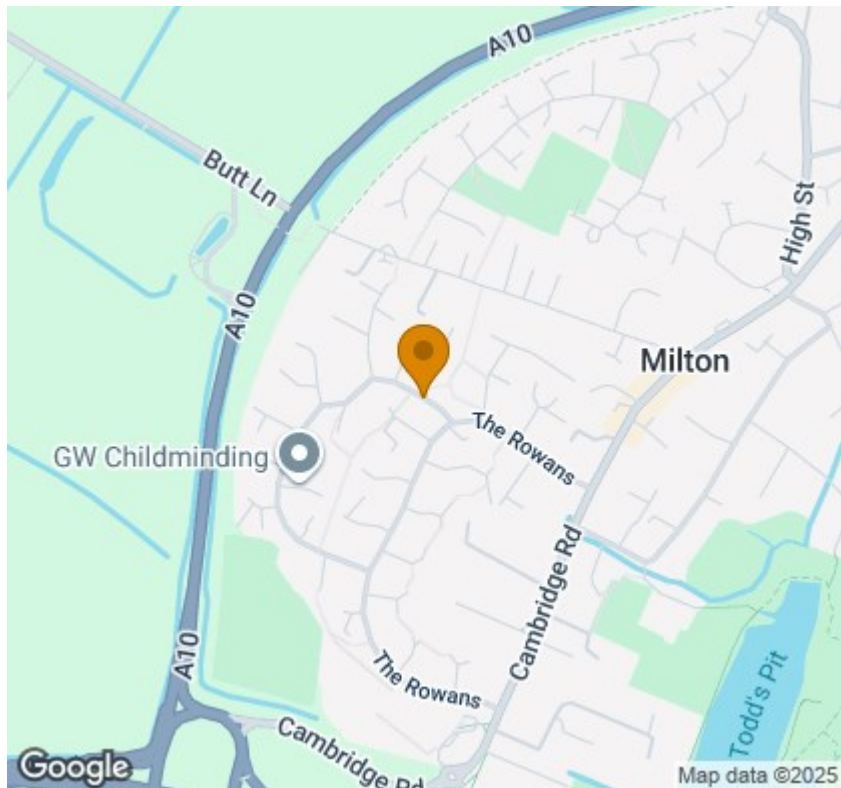
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £317

Deposit - £1586

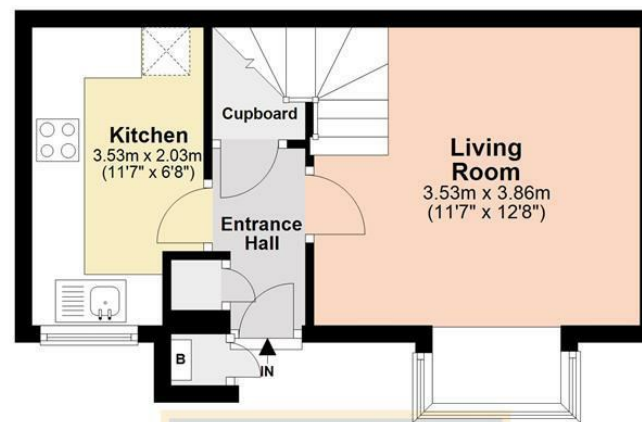




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

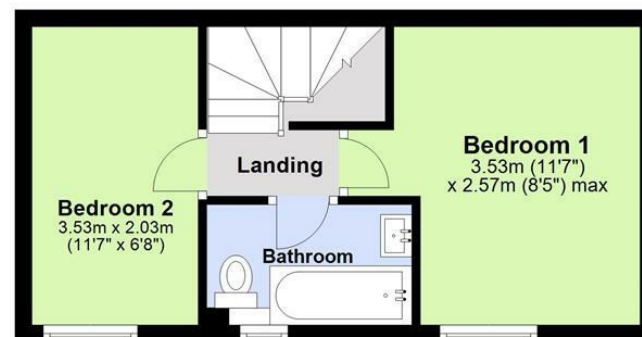
## Ground Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



## CHEFFINS First Floor

Approx. 24.4 sq. metres (262.7 sq. feet)



Total area: approx. 51.2 sq. metres (551.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

