



Saxon Close, Oakington, Cambridge, CB24 3AZ

**CHEFFINS**



## Saxon Close

Oakington, Cambridge,  
CB24 3AZ

A modern 3 bedroom mid-terraced house in the well served village of Oakington. The accommodation comprises entrance hall, sitting room, dining room, kitchen, cloakroom, 2 double bedrooms, study/bedroom 3 and 2 bathrooms (1 en suite). Enclosed rear garden and single garage. Unfurnished. Available now. EPC: C and Council Tax Band: C.

### LOCATION

Oakington is an attractive village some 4 miles north-west of Cambridge so conveniently placed for access to major routes such as the A14 and the guided busway. The village has a pub/restaurant, village shop with post office, village hall, church, garden centre and primary school, with secondary education available at Cottenham Village College and Impington Village College. Additional amenities are available at the adjoining villages of Histon and Girton.

3 2 2

£1,475 PCM





## ENTRANCE HALL

stairs rising to first floor and door to:

## SITTING ROOM

feature electric fireplace, window to front aspect and door to:

## DINING ROOM

under stairs storage cupboard, patio doors to rear garden, door to cloakroom and archway to:

## KITCHEN

base and wall units, work tops, sink with window to rear aspect above, oven, gas hob with extractor above, fridge freezer, slim dishwasher and washing machine.

## CLOAKROOM

WC and wash basin.

## STAIRS/LANDING

airing cupboard. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

2 built in wardrobes, window to window to front aspect and door to:

## EN SUITE SHOWER ROOM

shower enclosure, WC, wash basin and mirrored cabinet.

## BEDROOM 2

with window to rear aspect.

## STUDY/BEDROOM 3

bulkhead over the stairs and window to front aspect.

## BATHROOM

bath, wash basin, WC and window to rear aspect.

## OUTSIDE

enclosed rear garden predominantly laid to lawn with path to single garage.

## LETTING AGENT NOTES

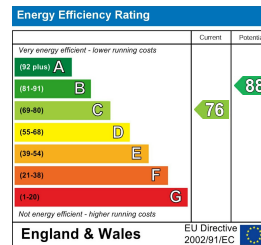
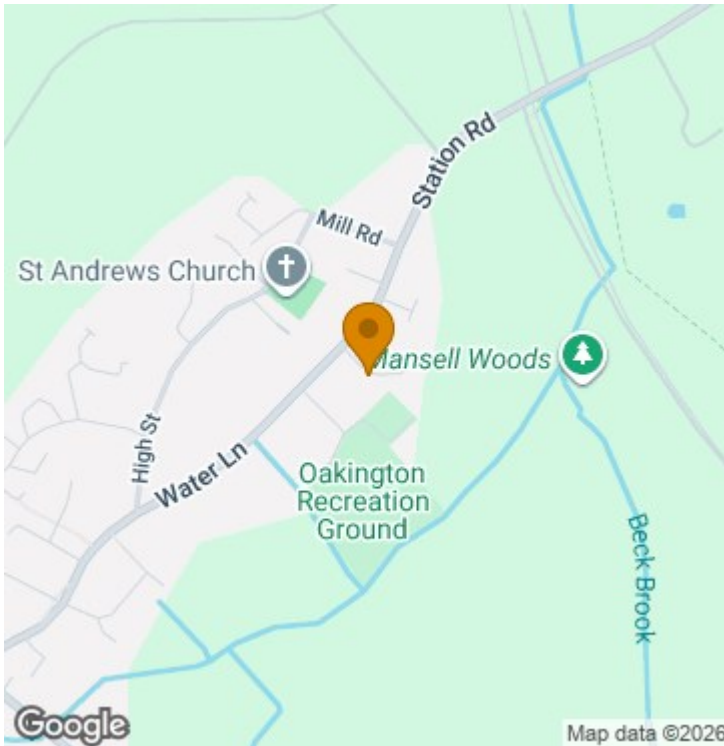
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £340

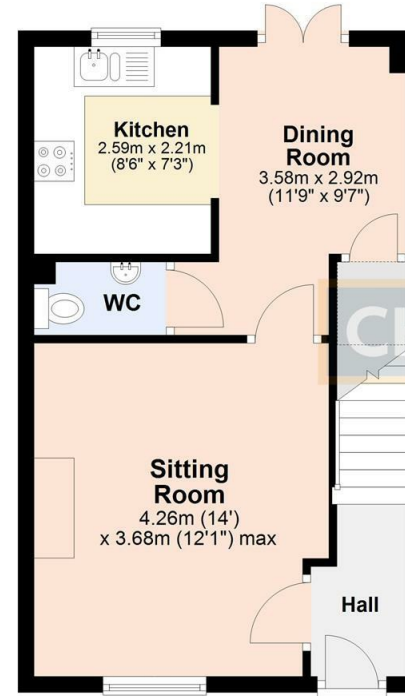
Deposit - £1701





### Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.8 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: 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.

