



Church Street, Harston, Cambridge, CB22 7NP

CHEFFINS

Church Street

Harston, Cambridge,
CB22 7NP

- Minimum 12 Months
- Available Now
- Furnished
- EPC: B
- Council Tax Band: B
- Gas Central Heating
- Carport & Off Street Parking
- Garden

An exception and generous 2 bedroom detached house located in a convenient south Cambridge village. Finished to an excellent standard the accommodation comprises entrance hall, large open plan living room/kitchen, utility room, principle bedroom with en-suite bathroom and dressing room, 1 further double bedroom with en-suite shower room, cloakroom and large loft room. Garden, off street parking and carport. We regret no sharers. Furnished. Available now. EPC: B and Council Tax Band: B.

2 2 1

£2,400 PCM





LOCATION

Harston is the first village travelling south out of Cambridge on the A10. The village boast 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 form the neighbouring village of Foxton.

ENTRANCE HALL

entrance door with windows either side, open to inner hallway with window to front aspect and doors to open plan living room, bedrooms, cloakroom and loft room off. Furnished with console table with mirror above and hallway bench.

OPEN PLAN LIVING ROOM/KITCHEN

living area with vaulted ceiling with exposed timber frame, feature fireplace (not in use) windows to side aspects and patio doors to front aspect opening to garden patio. Furnished with sofa, 2 arm chairs, ottoman, side table, end table and dining table with dining chairs. The living area is open to the kitchen fitted with base and wall units, Granite work tops, kitchen island with breakfast bar furnished with bar stools, butlers sink with window to side aspect above, integrated appliances including induction hob with extractor above, oven, warming drawer, steam oven, wine fridge and dishwasher, American style fridge freezer and door to:

UTILITY ROOM

fitted with base units, work top, sink, washing machine, tumble dryer, fitted cupboard and lightwell.

BEDROOM 1

2 windows to rear aspect and door to en-suite bathroom and dressing room. Furnished with double bed, sofa, dressing table with stool and 3 chest of drawers.

ENSUITE BATHROOM

walk in shower with glass screen, bath, wc, his and hers wash basins with vanity units below and mirror above and window to rear aspect.

DRESSING ROOM

fitted with shelving, drawers, clothes hanging rails and wall mirror.

BEDROOM 2

window to front aspect, built in cupboard with shelving and door to en-suite shower room. Furnished with double bed, 2 chest of drawers and sofa.

EN-SUITE SHOWER ROOM

walk in shower with glass screen, wc, wash basin with vanity unit below and mirror above and heated towel rail.





CLOAKROOM

wc, wash basin with mirror above and fitted cupboard housing gas central heating boiler.

LOFT ROOM

with internal window over looking vaulted ceiling and living room below. Room for storage only.

EXTERIOR

Automated gates leading into an enclosed exterior front with gravelled driveway providing off

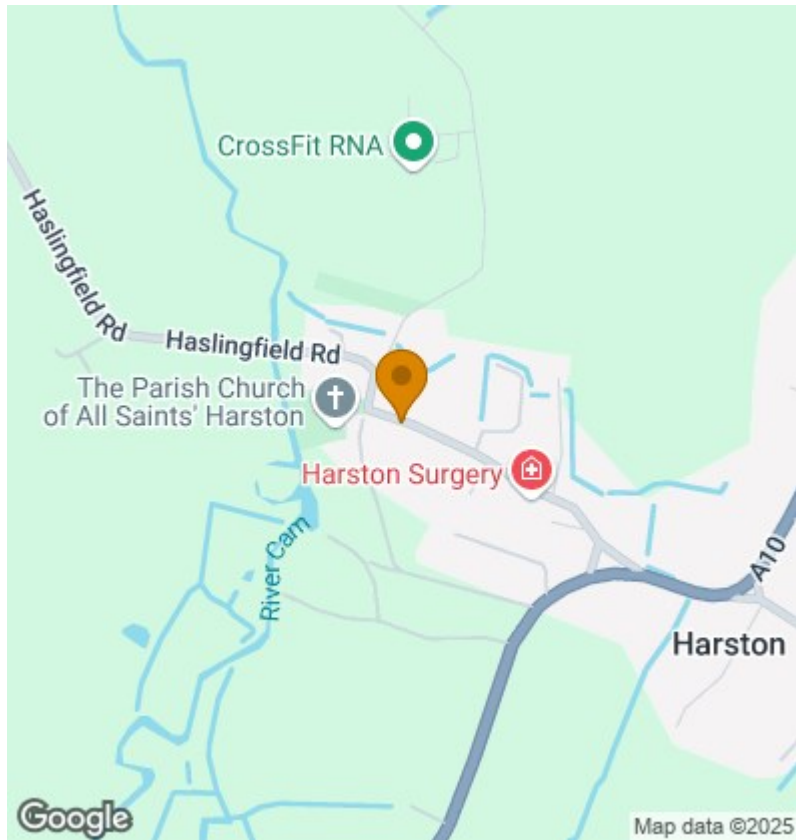
street parking and access to carport, garden area principally laid to lawn with patio and borders.

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 - £553
Deposit - £2769





Total area: approx. 151.7 sq. metres (1632.6 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area exclude Loft Room and Carport

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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.