



Alms Hill, Bourn, Cambridge, CB23 2SH

CHEFFINS

Alms Hill

Bourn, Cambridge,
CB23 2SH

A 2 bedroom end terrace house located in centre of this desirable and picturesque village, west of Cambridge. The accommodation comprises entrance hall, sitting room, kitchen/dining room, cloakroom, 2 double bedrooms and bathroom. Off street parking, single garage and enclosed garden. We regret no sharers. Furnished/Unfurnished. Available now. EPC: D and Council Tax Band: D.

LOCATION

Bourn is an attractive west Cambridgeshire village enjoying a good range of local amenities including a post office/shop, doctors surgery, church, cafe, two public houses/restaurants, primary school and the Cambridge Country Club nearby with established 18 hole golf course. The University city of Cambridge is about 9 miles east and the village is well placed for access to major road networks including the M11, A14.



£1,350 PCM





ENTRANCE HALL

stairs rising to first floor doorway to sitting room and doors to kitchen/dining room and cloakroom.

SITTING ROOM

feature fireplace, patio doors to side garden and passage with under stairs cupboard and doorway with curtain to:

KITCHEN/DINING ROOM

kitchen area fitted with base and wall units, work tops, sink, double oven, electric hob with extractor above, fridge freezer, washing machine and windows to front and side aspects. Dining area with door back to entrance hall.

CLOAKROOM

wc with mirrored cabinet above and corner wash basin.

STAIRS/LANDING

airing cupboard and doors to bedrooms and bathroom off.

BEDROOM 1

built in double wardrobes and window to front aspect.

BEDROOM 2

window to front aspect.

BATHROOM

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

OUTSIDE

shared driveway to the front with access to a single garage with parking space in front, open front garden and enclosed side garden principally laid to lawn with patio, shrub borders and gate.

LETTING AGENT NOTES

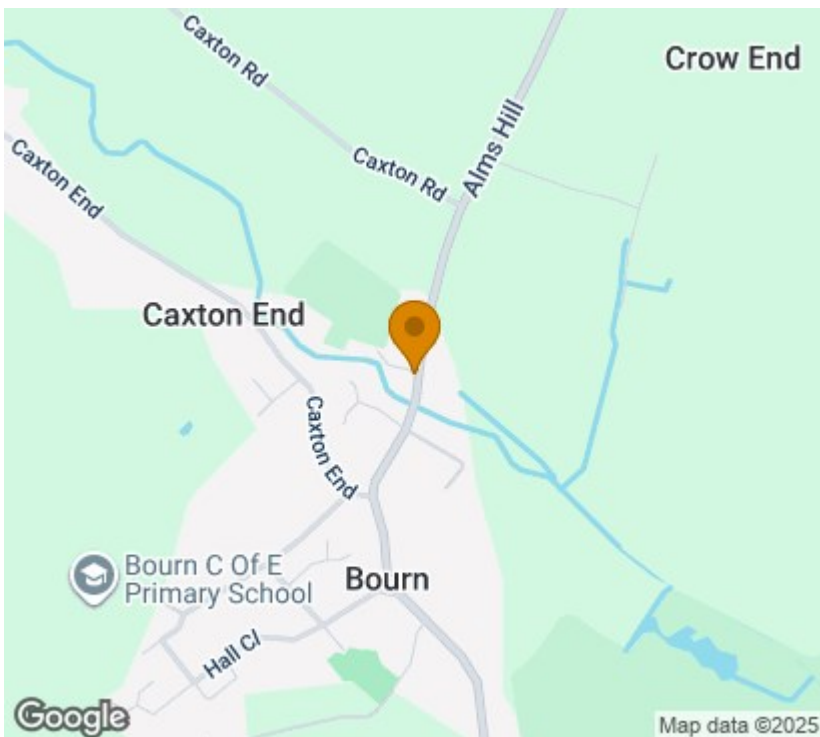
For more information on this property please refer to the Material Information brochure on our Website.

NOTE: The property is available unfurnished, part furnished or furnished as seen.

Term - Minimum 12 month tenancy

Holding Deposit - £311

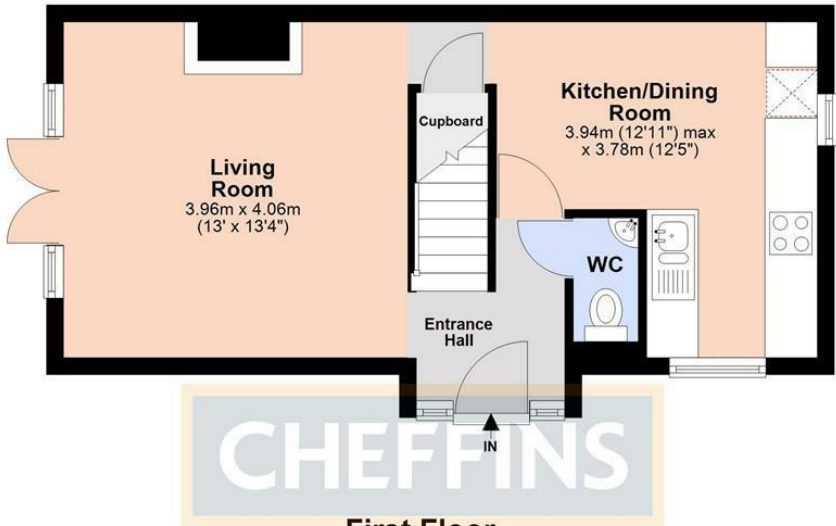
Deposit - £1557



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		63
(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		

Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)

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.

