



Green End, Landbeach, Cambridge, CB25 9FD

**CHEFFINS**



## Green End

Landbeach, Cambridgeshire,  
CB25 9FD

- Minimum 12 Month Tenancy
- Available from 25/02/2026
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden

A charming 2 bedroom semi detached Victorian property situated in this attractive north Cambridge village. The accommodation comprises sitting room, dining room, kitchen, cloakroom, 2 double bedrooms and bathroom. Enclosed rear garden backing onto meadows. Unfurnished. Available from 25/02/2026. EPC: C and Council Tax Band: C.



**£1,250 PCM**





## LOCATION

Landbeach is a charming village situated approximately 5 miles to the north of Cambridge and is well placed for access to the Science Park, A14/M11. Landbeach neighbours the well served villages of Milton and Waterbeach which offer more extensive amenities including a Tesco supermarket, village stores, 2 primary schools, hairdressers, public houses and restaurants. The village of Waterbeach also has its own mainline station providing a commuter service to London, Cambridge and Kings Lynn.





## ENTRANCE DOOR

to:

## SITTING ROOM

feature fireplace (not in use), meter cupboard to alcove, window to front aspect and door to:

## DINING ROOM

stairs rising to first floor with storage beneath, feature fireplace (not in use), window to side aspect and further window and door to:

## KITCHEN

fitted with base units, work tops, sink with window to rear aspect above, oven, electric hob with extractor above, fridge freezer, washing machine, further window to rear aspect and door to:

## REAR HALL

door to garden and door to:

## CLOAKROOM

WC with window to side aspect above and wash basin with mirror above.

## STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

window to front aspect.

## BEDROOM 2

window to rear aspect

## BATHROOM

shower enclosure, bath, WC, wash basin with window to side aspect above and heated towel rail.

## OUTSIDE

enclosed rear garden backing onto paddocks. The garden is principally laid to lawn with patio, brick built shed and side gate.

## 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 - £288

Deposit - £1442



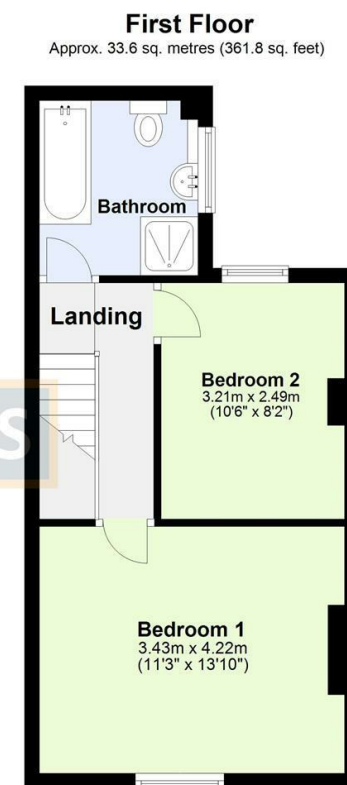
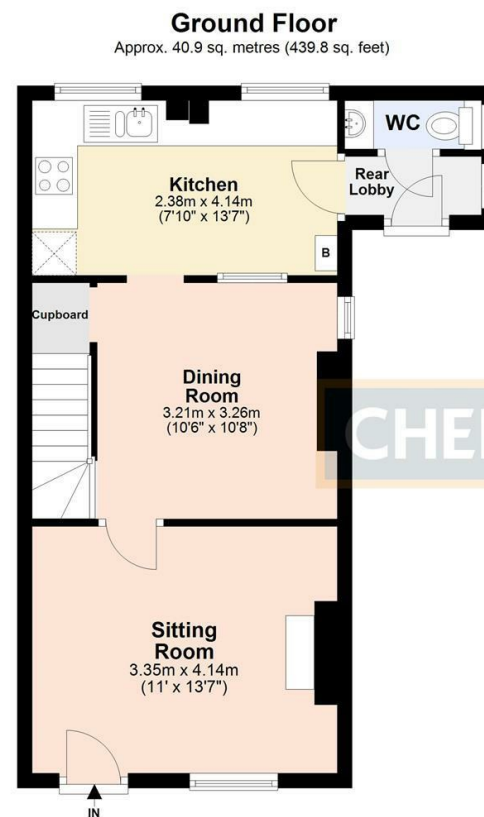








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 74.5 sq. metres (801.6 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.

