



Rogers Close, Elsworth, Cambridge, CB23 4JJ

**CHEFFINS**

## Rogers Close

Elsworth,  
CB23 4JJ

- Minimum 12 Month Tenancy
- Available 13/11/2025
- Unfurnished
- EPC: D
- Council Tax Band: D
- Oil Central Heating
- Parking & Garage
- Garden

A 3/4 bedroom detached family house tucked away at the end of a cul de sac. The accommodation comprises entrance hall, cloakroom, open plan sitting/dining room, playroom, kitchen, master bedroom with dressing room, 2 further bedrooms and bathroom. Further benefits include ample off street parking, single garage and enclosed rear garden. We regret no pets or sharers. Unfurnished. Available from 13/11/2025. EPC: D and Council Tax Band: D.

3 1 3

**£1,495 PCM**





## LOCATION



The property is located within the attractive village of Elsworth boasting a thriving local community, pre-school, primary school, community shop and sports pavilion. The village, located between Cambridge (14 miles) and Huntingdon (9 miles) also offers easy access to the A14 at Junction 24 (3.5 miles) and the A428 (3.2 miles). Distances approximate.

## ENTRANCE HALL

the cloakroom and sitting room are accessed off the entrance hall.

## SITTING ROOM

feature fireplace (not in use), stairs rising to first floor, window to front aspect, door to kitchen, bi-fold doors to playroom and archway to:

## DINING ROOM

patio doors to rear garden.

## KITCHEN

base and wall units, work tops, sink with window to rear aspect above, oven, electric hob with extractor above, integrated freezer, space for a fridge, integrated dishwasher, under stairs cupboard and door to rear garden.

## PLAYROOM

accessed via bi-fold doors from the sitting room and with window to front aspect.

## CLOAKROOM

WC, wash basin and window to front aspect.

## STAIRS/LANDING

the bedrooms, dressing room and bathroom are accessed off the landing.

## BEDROOM 1

built in cupboard, window to rear aspect and doorway to:

## DRESSING ROOM

window to rear aspect and door to landing.

## BEDROOM 2

2 windows to front aspect.

## BEDROOM 3

built in wardrobe and window to front aspect.

## BATHROOM

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

## EXTERIOR

### FRONT

gravelled driveway providing ample off street parking and access to single garage and path to front door.

### REAR

enclosed rear garden principally laid to lawn with patio.

## 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 - £345

Deposit - £1725







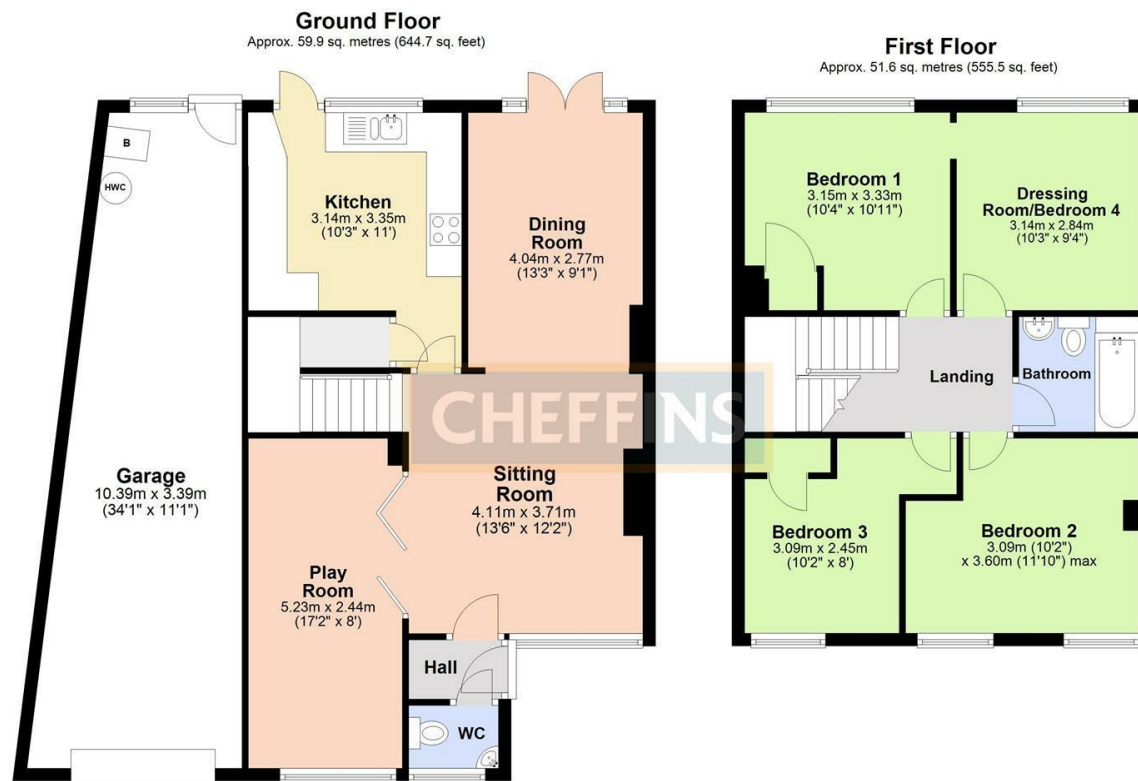
| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         | 100       |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          |         |           |
| (69-80) <b>C</b>                                          |         |           |
| (55-68) <b>D</b>                                          | 62      |           |
| (39-54) <b>E</b>                                          |         |           |
| (21-38) <b>F</b>                                          |         |           |
| (1-20) <b>G</b>                                           |         |           |
| Not energy efficient - higher running costs               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

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](http://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.



Total area: approx. 111.5 sq. metres (1200.2 sq. feet)

Floor area excludes the garage.  
Plan produced using PlanUp.



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