



The Sycamores, Milton, Cambridge, CB24 6ZN

**CHEFFINS**



## The Sycamores

Milton, Cambridge,  
CB24 6ZN

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking
- Garden

A 3 bedroom detached house located in this popular and well served village to the north of Cambridge with easy access to the Science Park, City centre and A14/M11. The accommodation comprises entrance hall, kitchen, living room, conservatory, cloakroom, 2 double bedrooms, 1 single bedroom and 2 bathrooms (1 en-suite shower room). Enclosed rear garden, off street parking and single garage. We regret no pets or sharers. Unfurnished. Available now. EPC: D and Council Tax Band: D.

3 2 1

**£2,000 PCM**





## LOCATION

Milton is a well served village approximately 3 miles distant to the North of Cambridge. It offers extensive amenities including a Tesco supermarket, village stores, hairdressers, public houses and restaurants. The neighbouring village of Waterbeach also has it's own mainline train station providing a commuter service to London, Cambridge and Kings Lynn. There is also a bus service running from the village to Cambridge city centre and a nearby park and ride service. Walkable distance to the property is Milton Country Park.





## PORCH

internal door to garage and door to:

## ENTRANCE HALL

doorway to kitchen and doors to living room and cloakroom.

## KITCHEN

base and wall units, work tops, 1.5 bowl sink with window to front aspect above, integrated oven and gas hob with extractor hood above, freestanding appliances including fridge freezer, dishwasher and washing machine and fold down breakfast table.

## CLOAKROOM

wc and wash basin with mirror above.

## LIVING ROOM

feature fireplace (not in use), stairs rising to first floor, window to rear aspect and sliding patio doors to:

## CONSERVATORY

patio doors to rear garden.

## STAIRS/LANDING

window to side aspect, airing cupboard and doors to bedrooms and bathroom off.

## BEDROOM 1

built in wardrobes, fitted wardrobe with dressing table, window to front aspect and door to:

## EN-SUITE SHOWER ROOM

shower cubicle, wc, wash basin with vanity unit below and mirrored cabinet above and window to front aspect.

## BEDROOM 2

fitted wardrobes and window to rear aspect.

## BEDROOM 3

window to rear aspect.

## BATHROOM

bath with shower attachment, wc, wash basin and window to side aspect.

## OUTSIDE

open front garden with driveway (accessed shared with neighbouring house) offering off street parking and access to integral single garage, path to front door, mature shrub border and side gate with access to rear garden 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 - £461

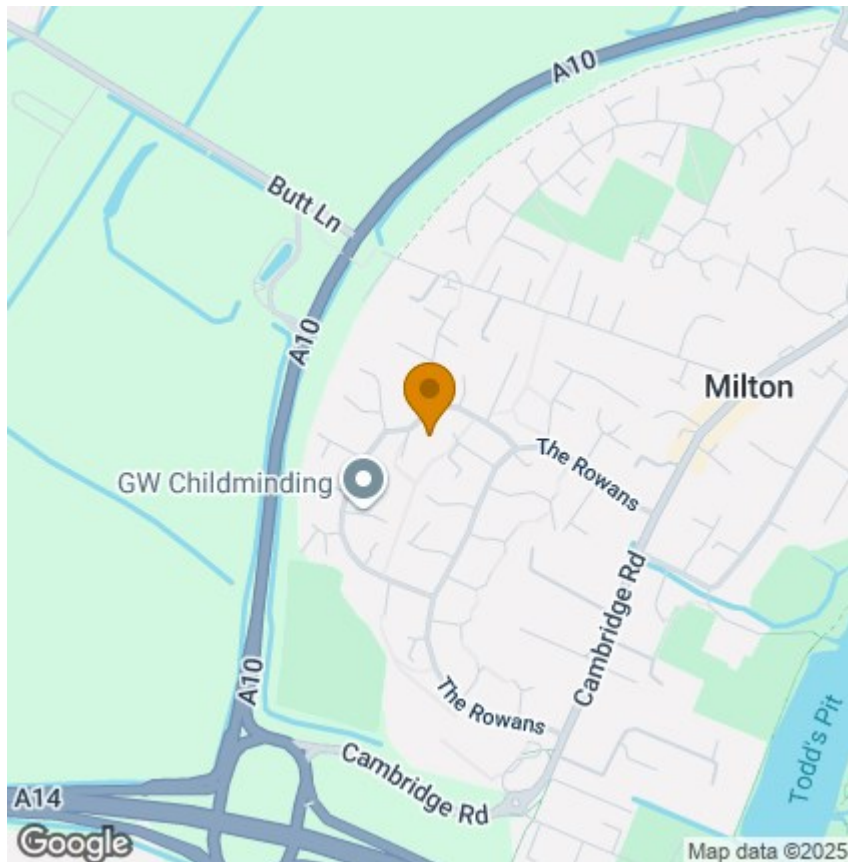
Deposit - £2307











Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>60</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

Floor area excludes the garage.  
Plan produced using PlanUp.

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



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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.