



Cambridge Road, Madingley, Cambridge, CB23 8AJ

**CHEFFINS**



## Cambridge Road

Madingley, Cambridge,  
CB23 8AJ

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: C
- Air Source Heat Pump
- Front & Rear Gardens
- Off Street Parking

A newly renovated 2 bedroom mid terrace house enjoying far reaching countryside views located on the edge of this attractive village approximately 3 miles from Cambridge. The accommodation is finished to an excellent standard and comprises entrance hall, stunning open plan living room/kitchen, study, cloakroom, principal bedroom with large roof terrace off, 1 further bedroom and shower room. Front and rear gardens and off street parking. We regret no pets or sharers. Unfurnished. Available now. EPC: C and Council Tax Band: C.

 2  1  2

**£1,750 PCM**





## LOCATION



The property is positioned on the edge of Madingley; an attractive and sought after village located approximately 3 miles to the west of Cambridge. The village has a well regarded pub/restaurant along with Madingley Hall with onsite café and garden walks. Coton Orchard farm shop and garden centre which also has a post office, butcher and café is also nearby. For the commuter the village is well placed for access to the M11, A428 and A14.



## ENTRANCE HALL

stairs rising to first floor and doors to study, cloakroom and open plan living room/kitchen off.

## STUDY

feature fireplace (not in use) and double glazed sash window to front aspect.

## CLOAKROOM

wc, wash basin with vanity unit below and illuminated mirror above and heated towel rail.

## OPEN PLAN LIVING ROOM/KITCHEN

sitting area with feature place with working log burner, door to understairs cupboard and open to kitchen area fitted with base units, central island with flat roof skylight above, work tops, sink, integrated appliances including oven, electric hob with extractor above, fridge, freezer, dishwasher and washing machine and open to dining area with built in cupboard and bi-fold doors to rear garden.

## STAIRS/LANDING

doors to bedrooms and shower room off.

## BEDROOM 1

built in wardrobes, fitted shelving, double glazed window to rear aspect and double glazed door to:

## ROOF TERRACE

paved with flat roof skylight, brick side walls and glass balustrade to the rear with far reaching countryside views over adjacent farm land.

## BEDROOM 2

built in wardrobe and double glazed sash window to front aspect.

## SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and heated illuminated mirror above and heated towel rail.

## OUTSIDE

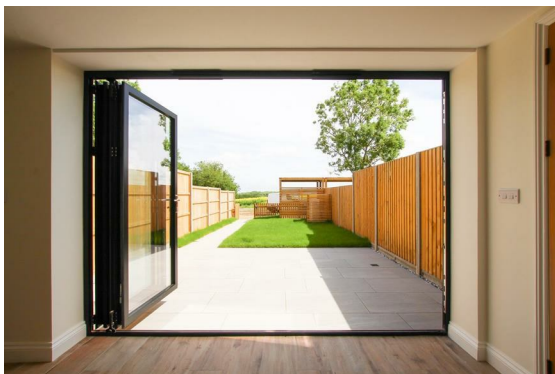
front garden principally laid to lawn with path to front door, hedge row border and estate fencing. Enclosed rear garden principally laid to lawn with generous patio, bicycle shelter and path to rear gate with access to off street parking to the rear.

## LETTING AGENT NOTES

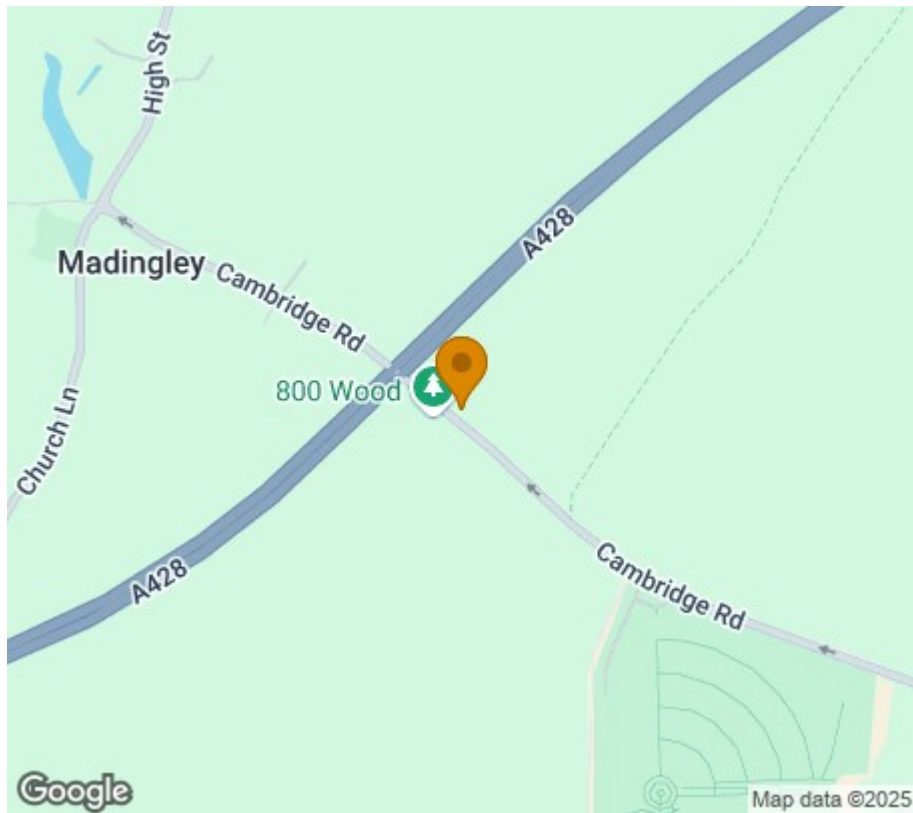
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy  
Holding Deposit - £403  
Deposit - £2019

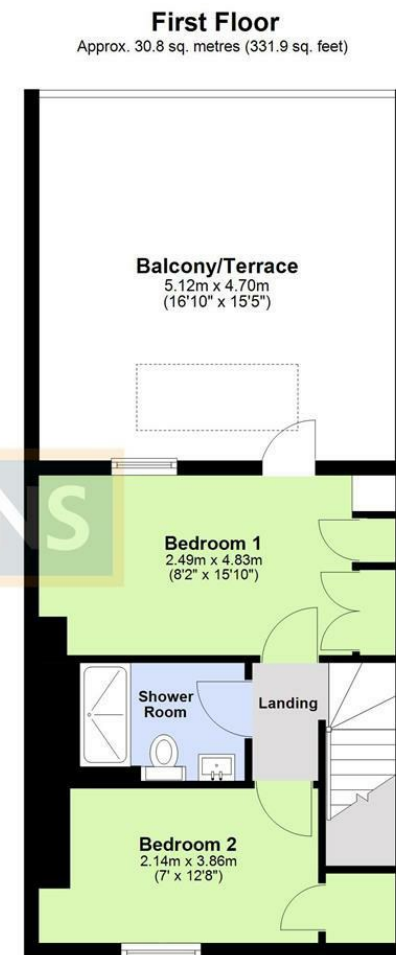








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		92
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 100.1 sq. metres (1077.4 sq. feet)

Floor area excludes the Balcony/Terrace  
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



**CHEFFINS**

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.