



Meadow Walk, Great Abington, Cambridge, CB21 6AZ

**CHEFFINS**

## Meadow Walk

Great Abington, Cambridge,  
CB21 6AZ

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: F
- Oil Central Heating
- Parking & Double Garage
- Front & Rear Gardens

A well presented 4/5 bedroom detached bungalow positioned in a cal-de-sac close to the centre of this well served and sought after village. The accommodation comprises entrance hall, 2 reception rooms, kitchen, utility, cloakroom, 2 double bedrooms, 2 single bedrooms, study/bedroom 5 and 2 bathrooms (1 en-suite). Further benefits include double garage, off street parking, open front garden and enclosed rear garden. We regret no sharers. Unfurnished. Available Now. EPC: D and Council Tax Band: F.

 5  2  2

**£2,500 PCM**





## LOCATION

Great Abington is located approximately 6 miles South East of Cambridge. The village is connected by well-maintained roads and public transport enabling easy access to Cambridge, surrounding areas, Granta Park and Babraham Research Park. Amenities in the village include primary school, post office/shop, public house and recreation facilities which create a thriving village community.



## VESTIBULE

with door to:

## ENTRANCE HALLWAY

The dining room, bedrooms, bathroom and airing cupboard are accessed off.

## DINING ROOM

vaulted ceiling with skylights, full height windows and door to rear gardens, door to kitchen and door to:

## SITTING ROOM

working open fireplace, vaulted ceiling with skylights, full height windows and door to rear garden.

## KITCHEN

fitted with base and wall units, work tops with breakfast bar, 1.5 bowl sink with window to front aspect above, integrated appliances including double oven, electric hob with extractor hood above and dishwasher, door to cloakroom and door to:

## UTILITY ROOM

fitted with base unit, work top, sink with window to front aspect above, fridge, space and plumbing for a washing machine and side door.

## CLOAKROOM

wc, wash basin with vanity unit below and window to front aspect.

## BEDROOM 1

built in double wardrobe, windows to side and rear aspects and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and illuminated mirrored

cabinet above, heated towel rail and window to side aspect.

## BEDROOM 2

built in double wardrobe and window to side aspect.

## BEDROOM 3

built in double wardrobe and window to side aspect.

## BEDROOM 4

built in cupboard and window to side aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and illuminated mirrored cabinet above, heated towel rail and window to side aspect.

## STUDY/BEDROOM 5

window to side aspect.

## OUTSIDE

open front garden principally laid to lawn with shrub and hedgerow borders, gravelled driveway providing off street parking and access to double garage and side gate to enclosed rear garden principally laid to lawn with patio and shrub and hedgerow borders.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £576

Deposit - £2884







| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.

**Ground Floor**  
Approx. 144.0 sq. metres (1550.1 sq. feet)



Total area: approx. 144.0 sq. metres (1550.1 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes garage  
Plan produced using PlanUp.

