



Kings Grove, Barton, Cambridge, CB23 7AZ

**CHEFFINS**



## Kings Grove

Barton, Cambridge,  
CB23 7AZ

- Minimum 12 Month Tenancy
- Available from 15.09.2025
- Unfurnished
- EPC: E
- Council Tax Band: D
- Oil Central Heating
- Parking & Garage
- Garden

A 4 bedroom semi detached house located in this well served and highly sought after village. The accommodation comprises 2 reception rooms, kitchen, utility room, cloakroom, 3 double bedrooms, 1 single bedroom, bathroom and shower room. Generous front and rear gardens, off street parking and single garage. Unfurnished. We regret no sharers. Available from 15.09.2025. EPC: E and Council Tax Band: D.

 4  2  2

**£1,850 PCM**





## LOCATION

Barton is a highly regarded village situated 3.6 miles to the south west of Cambridge offering convenient access to the M11 at Junction 12 and Cambridge city centre. The village boast an excellent range of local amenities including popular Burwash Manor with a butcher/delicatessen, café and a number of independent shops. There is also a primary school, two pub/restaurants and Wallis's garage which has a "mini market" in the village. Further amenities and schooling can be found in the surrounding villages and Cambridge.





## ENTRANCE LOBBY

door to:

## SITTING ROOM

electric fireplace, double glazed window to front aspect, door to stairwell and open to:

## DINING ROOM

double glazed patio doors to rear garden and door to:

## KITCHEN

base and wall units, work tops, sink with double glazed window to rear aspect above, electric Rangemaster oven with extractor hood above, fridge freezer, dishwasher, built in cupboard, under stairs cupboard and door to:

## UTILITY ROOM

base and wall units, work tops, sink, washing machine, tumble dryer, oil boiler, double glazed window to side aspect, side door and open to:

## REAR HALLWAY

ground floor bedroom and shower room off.

## BEDROOM 2

3 fitted double wardrobes, double glazed window to rear aspect, double glazed window to side aspect and

double glazed patio doors to rear garden.

## SHOWER ROOM

shower enclosure, WC, bidet, wash basin with vanity unit below and double glazed window to side aspect.

## STAIRWELL

stairs rising to first floor, double glazed window to side aspect and door to:

## CLOAKROOM

WC and wash basin with double glazed window to side aspect above.

## STAIRS/LANDING

2 double glazed windows to side aspect and linen cupboard. Bedrooms 1, 3 & 4 and the bathroom are accessed off the landing.

## BEDROOM 1

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

## BEDROOM 3

built in double wardrobe and double glazed window to rear aspect.

## BEDROOM 4

built in wardrobe and double glazed window to side aspect.

## BATHROOM

shower over bath, WC, wash basin with vanity unit below, mirror and double glazed window to rear aspect.

## OUTSIDE

### FRONT

open front garden principally laid to lawn with flower border and driveway providing ample off street parking and access to single garage and side gate to:

### REAR

enclosed rear garden backing onto fields principally laid to lawn with patio, flower and shrub borders mature trees, potting shed and oil tank.

## 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 - £426

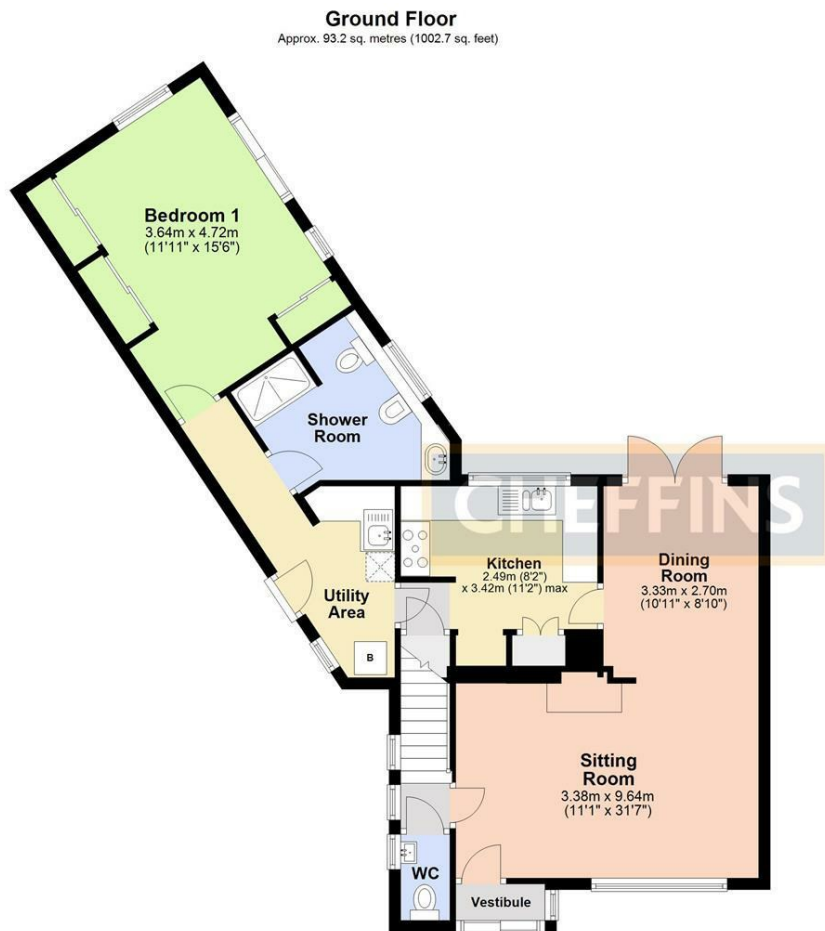
Deposit - £2134











Total area: approx. 134.7 sq. metres (1449.9 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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		
EU Directive 2002/91/EC		
England & Wales		

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.



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