



The Rowans, Milton, Cambridge, CB24 6ZA

CHEFFINS

The Rowans

Milton, Cambridge,
CB24 6ZA

A 2 bedroom 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, fitted kitchen, living room, 2 bedrooms and bathroom. Off street parking for 1 car and garden. We regret no pets or sharers. Unfurnished. Available from 17/05/2025. EPC: D and Council Tax Band: C.

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.



£1,250 PCM



**ENTRANCE HALL**

with generous under stairs storage cupboard and further storage cupboard. The kitchen and living room are accessed off the entrance hall.

KITCHEN

with base and wall units, work surfaces, sink, fitted shelving, window to front aspect and freestanding appliances including oven with electric hobs, fridge freezer and washing machine.

LIVING ROOM

with stairs rising to 1st floor and bay window to rear aspect.

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

with window to front aspect.

BEDROOM 2

with window to front aspect.

BATHROOM

with shower over bath, toilet, wash basin with wall mounted mirror above and frosted window to front aspect.

OUTSIDE**PARKING**

allocated parking for 1 car

GARDEN

private rear garden predominantly laid to lawn with shed.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

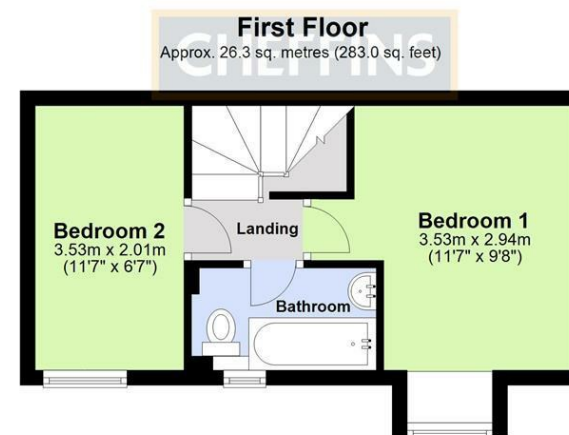
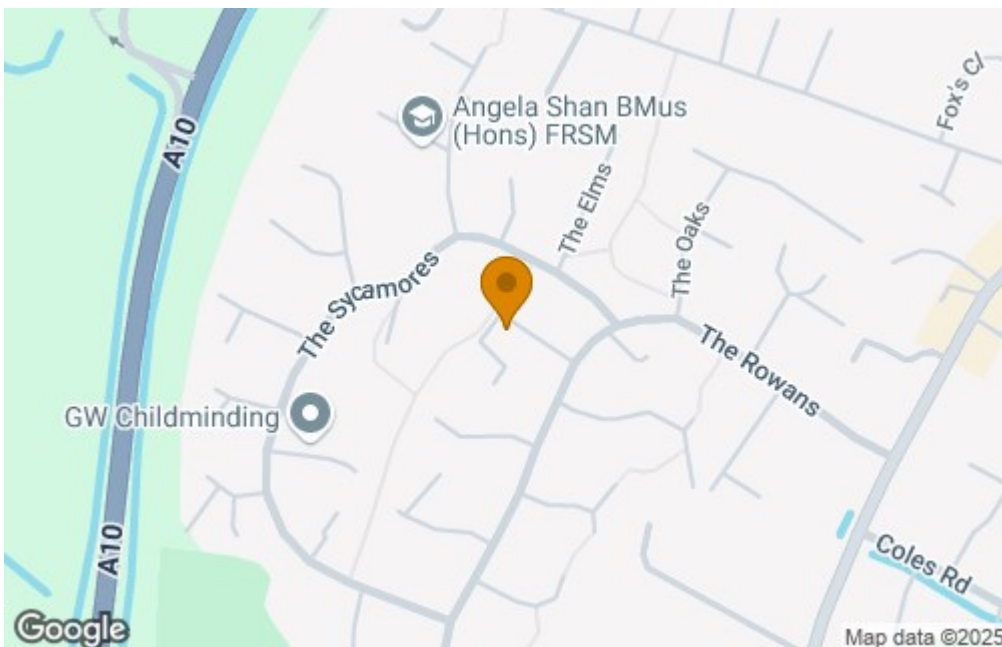
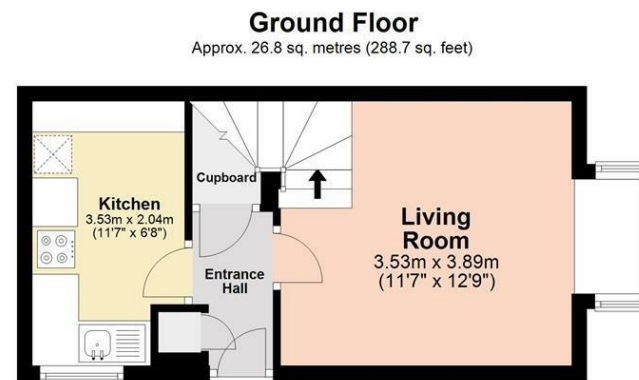
Holding Deposit - £288

Deposit - £1442





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



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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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.

