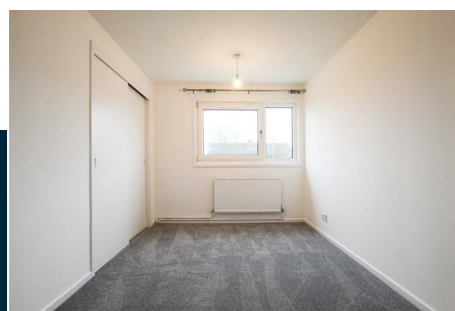




Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

36 Abbey Place, Waterbeach, Cambridge, CB25 9LG

ZERO DEPOSIT SCHEME AVAILABLE A well presented 3 bedroom mid terraced house located in this popular north Cambridge village. The accommodations comprises entrance hall, downstairs WC, sitting room, kitchen/dining room, 2 double bedrooms, 1 single bedroom and bathroom. Further benefits include enclosed rear garden and allocated parking space. Unfurnished. Available NOW. EPC: C and Council Tax Band: B.

£1,350 PCM

- ***ZERO DEPOSIT SCHEME AVAILABLE***
- Available NOW
- Pets Considered
- EPC: C
- Council Tax Band: B
- Gas Central Heating
- Allocated Parking
- Garden



ACCOMMODATION with approximate room sizes

ENTRANCE HALL

with stairs rising to first floor. Three built in cupboards. WC. Kitchen and Living Room both accessed off the Entrance Hall.

WC

with WC, corner wash basin, wall mounted mirror and window to front aspect.

KITCHEN/DINING ROOM

kitchen area fitted with base and wall units, worktops, sink with window to front aspect above, integrated oven with electric hob and extractor above. Space and plumbing for a washing machine. Space for fridge freezer. Space for dining table.

LIVING ROOM

with window to rear aspect. Door to rear garden.

STAIRS/LANDING

with built in cupboard, box cupboard over stairs. All bedrooms and bathroom accessed off landing.





BEDROOM 1

with built in double wardrobe with sliding doors and window to front aspect.

BEDROOM 2

with built in double wardrobe with sliding doors and window to rear aspect.

BEDROOM 3

with built in wardrobe and window to rear aspect.

BATHROOM

with shower over bath, glass shower screen, WC, wash basin, wall mounted mirror, heated towel rail and window to front aspect.

OUTSIDE

Open front garden principally laid to lawn with 2 generous store cupboards and enclosed rear garden, principally laid to lawn with patio and rear gate access. Allocated parking.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website. Photos are stock photos of similar properties.

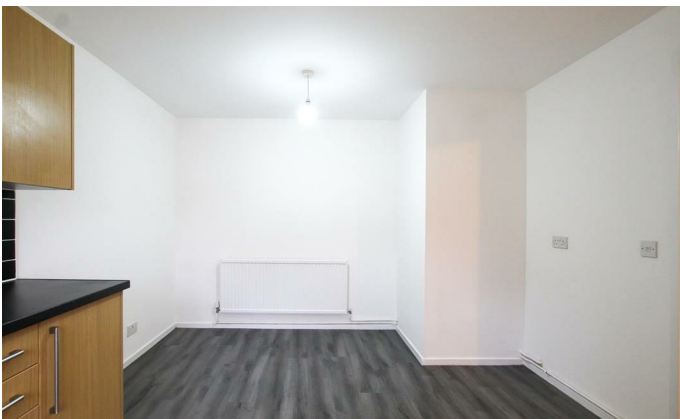
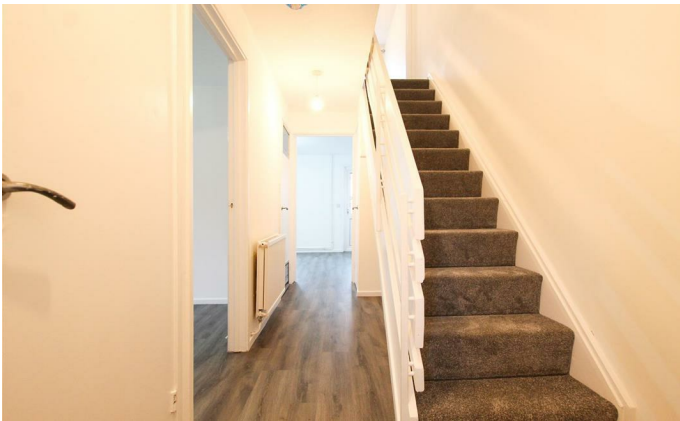
Term - Minimum 12 month tenancy

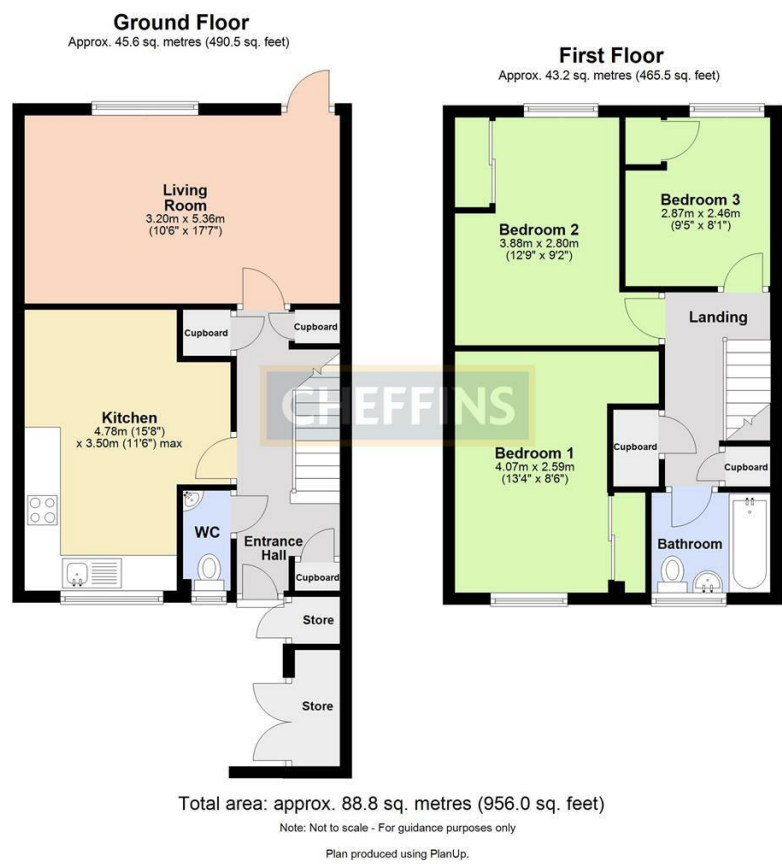
Holding Deposit - £321.00

Deposit - £1609.00

*Please contact the agent for more information regarding Touchstone's zero deposit alternative provider Reposit.

LLOYDS LIVING Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 2,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

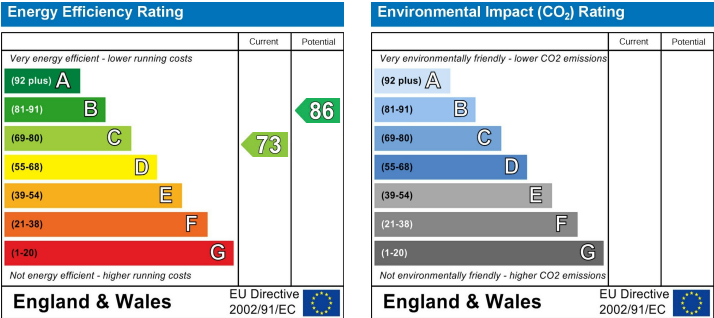




Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.