



The Oaks, Milton, Cambridge, CB24 6ZG

CHEFFINS

The Oaks

Milton, Cambridge,
CB24 6ZG

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 now. 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.

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£1,350 PCM





ENTRANCE HALL

Built in coats cupboard and door to:

LIVING ROOM

Stairs rising to first floor, window to front aspect and door to:

KITCHEN

Fitted with base and wall units, work tops, sink with window to rear aspect above, oven, gas hob, space for a fridge, space and plumbing for a washing machine, gas central heating boiler, door to understairs cupboard and door to rear garden.

STAIRS/LANDING

linen cupboard and doors to bedrooms and bathroom off.

BEDROOM 1

2 windows to front aspect.

BEDROOM 2

built in wardrobe and window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirrored cabinet above and window to rear aspect.

OUTSIDE

open front garden principally laid to lawn with shrub borders and path to front door. Enclosed rear garden principally laid to lawn with patio, shrub borders and side gate with access to single garage within a block.

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 - £311

Deposit - £1557

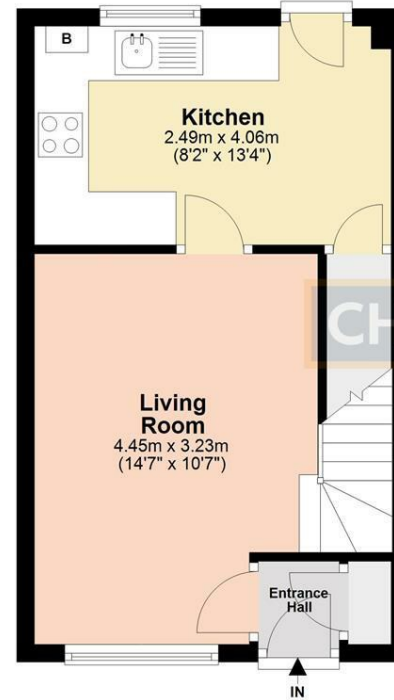




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

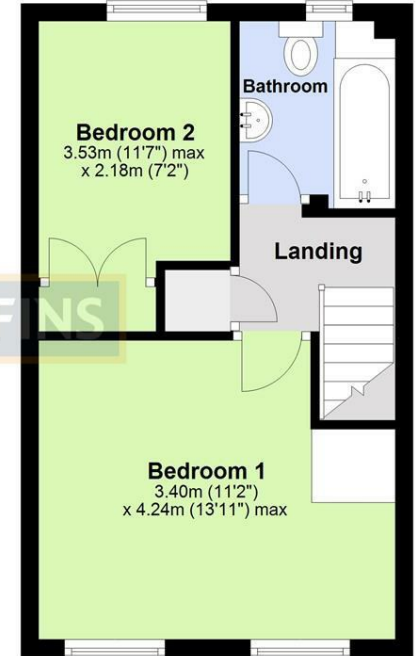
Ground Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



First Floor

Approx. 29.3 sq. metres (314.8 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)

Note: Not to scale - For guidance purposes only

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

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.

