



Highland Road, Northstowe, Cambridge, CB24 1EL



## Highland Road

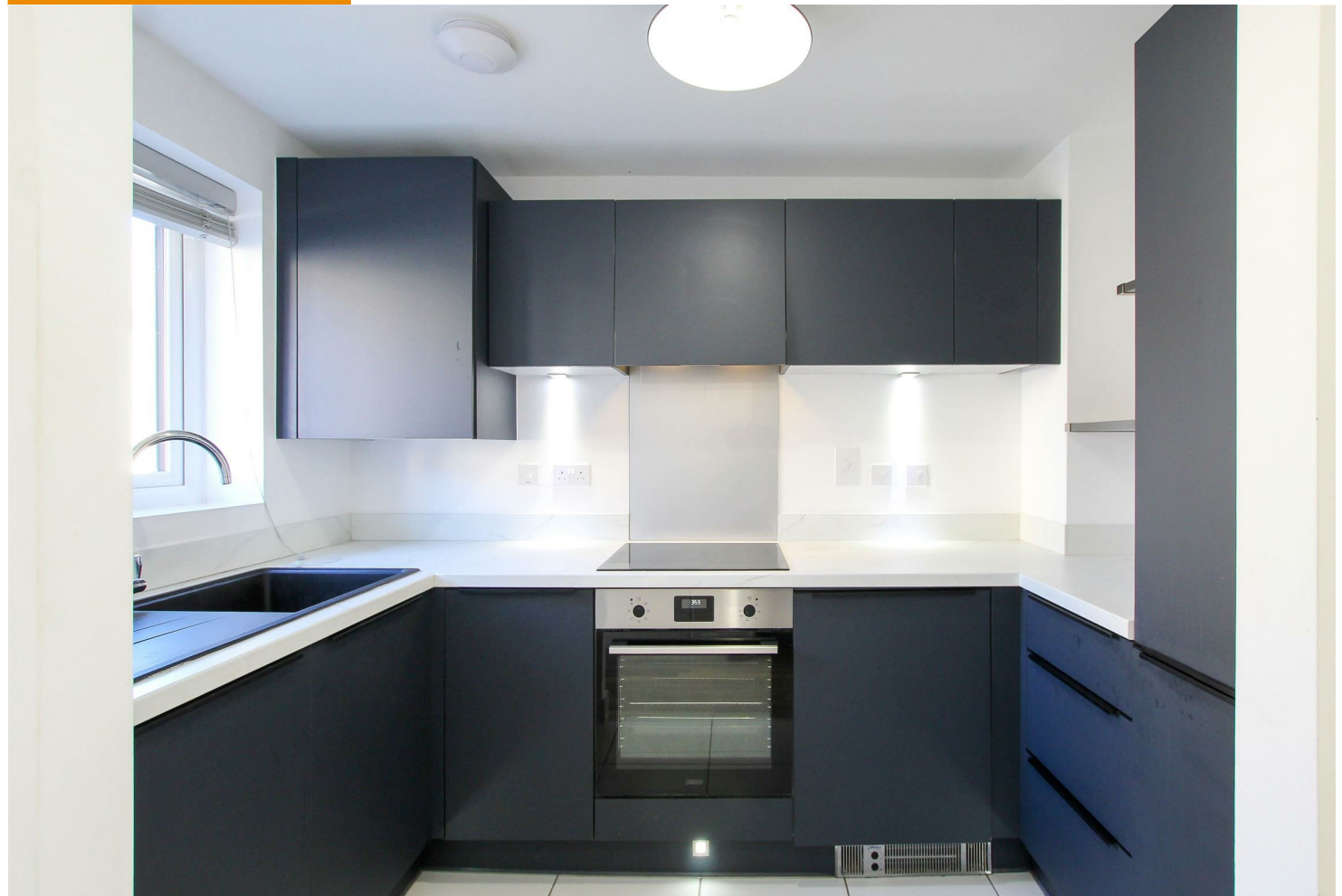
Northstowe, Cambridge,  
CB24 1EL

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Garden
- Off Street Parking

A modern 2 bedroom semi detached house located within this recently created village between Cambridge and St Ives. The accommodation comprises entrance hall, kitchen, living room, cloakroom, master bedroom with en-suite shower room, 1 further bedroom and bathroom. Enclosed rear garden and off street parking. Unfurnished. Available now. EPC: B and Council Tax Band: C.



£1,450 PCM





## LOCATION

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Highland Road is located within the recently built village of Northstowe positioned between the villages of Longstanton and Willingham. The property is a short distance from the Guided Bus route (with cycle path) proving fast access to Cambridge and St Ives and the village offers easy access to the A14, M11 and A1. A wide range of local amenities including shops can be found in the neighbouring villages.



## ENTRANCE HALL

stairs rising to first floor, door to living room, door to cloakroom and opening to:

## KITCHEN

base and wall units, work tops, sink with window to front aspect above and integrated appliances including oven, induction hob with extractor above, fridge freezer, slimline dishwasher and washer dryer.

## LIVING ROOM

under stairs cupboard and windows and patio doors to rear aspect with access to garden.

## CLOAKROOM

wc and corner wash basin.

## STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

window to rear aspect and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and mirror above and heated towel rail.

## BEDROOM 2

built in double wardrobe, box cupboard over the stairs and 2 windows to front aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above and heated towel rail.

## OUTSIDE

enclosed rear garden principally laid to lawn with patio, shed and side gate with access to the off street parking part of which is covered.

## 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 - £334

Deposit - £1673







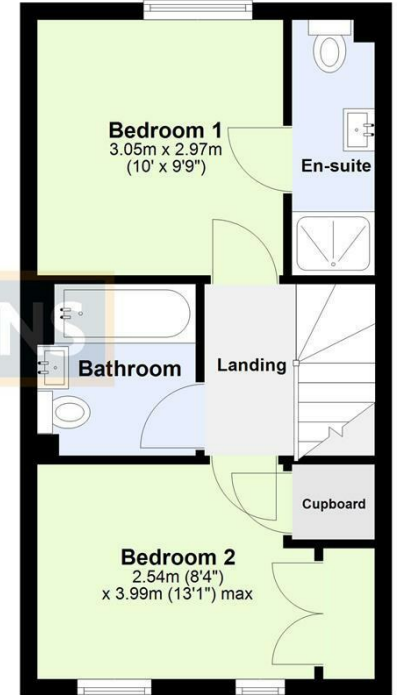
### Ground Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



### First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)  
(excluding Cupboard)



Total area: approx. 61.1 sq. metres (657.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
84	97
Very energy efficient - lower running costs (12+ 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	
England & Wales EU Directive 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.