



The Elms, Milton, Cambridge, CB24 6ZQ

CHEFFINS

The Elms

Milton, Cambridge,
CB24 6ZQ

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.

2 1 1

£1,350 PCM



**ENTRANCE HALL**

built in cupboard and door to:

LIVING ROOM

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

KITCHEN

base and wall units, work top, sink with window to rear aspect above, oven, gas hob, space and plumbing for a washing machine, space for a fridge, door to under stairs cupboard and door to rear garden.

STAIRS/LANDING

airing cupboard. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

2 windows to front aspect.

BEDROOM 2

window to rear aspect.

BATHROOM

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

OUTSIDE

enclosed rear garden accessed via kitchen or rear gate from garage area. Garden principally laid to lawn, patio, borders and path. Single garage with parking in front of.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

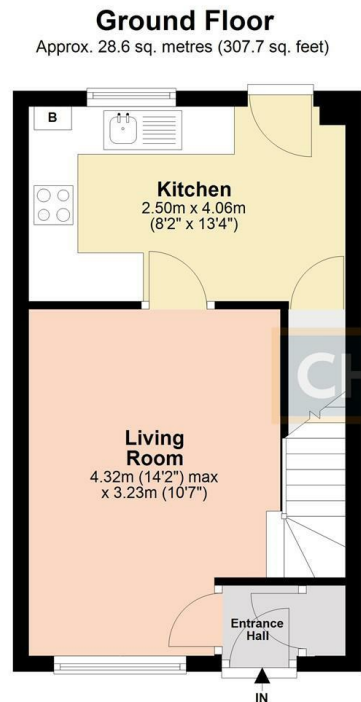
Holding Deposit - £311

Deposit - £1557





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(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. 59.4 sq. metres (639.1 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

