



Howlett Way, Bottisham, Cambridge, CB25 9EQ

CHEFFINS

Howlett Way

Bottisham, Cambridge,
CB25 9EQ

A well presented 2 bedroom apartment located within this popular and well served village between Cambridge and Newmarket. The accommodation comprises entrance hall, living room, kitchen, 2 bedrooms and bathroom. Allocated parking. We regret no pets or sharers. Furnished. Available Now. EPC: C and Council Tax Band B.

LOCATION

Bottisham is a popular village positioned between Cambridge and Newmarket and conveniently located for access to the A14 at junction 35. The village is very well served with facilities including doctors surgery with dispensary, shop, pub, primary school and secondary school with swimming pool and sports centre with public access. The National Trust properties Anglesey Abbey and Lode Mill can be found in the neighbouring village of Lode.

2 1 1

£1,100 PCM





ENTRANCE HALL

2 built in store cupboards, and doors to all rooms off.

LIVING ROOM

2 windows to front aspect and 1 window to side aspect.

KITCHEN

base and wall units, work tops, 1.5 bowl sink, oven, gas hob with extractor above, microwave, fridge freezer, washing machine, gas central heating boiler and window to front aspect.

BEDROOM 1

window to rear and side aspects.

BEDROOM 2

window to rear aspect.

BATHROOM

shower over bath, wc, and wash basin with mirror above.

LETTING AGENT NOTES

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

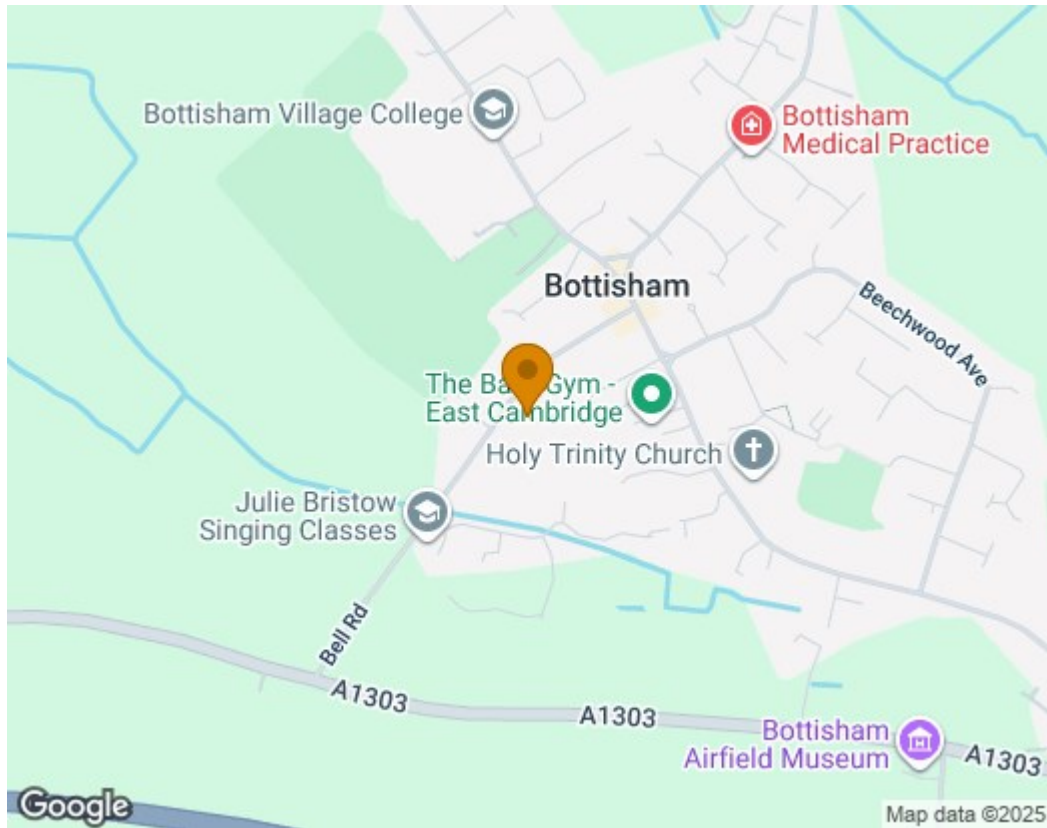
Term - Minimum 6 month tenancy

Holding Deposit - £253

Deposit - £1269

Note: Property is furnished as seen.





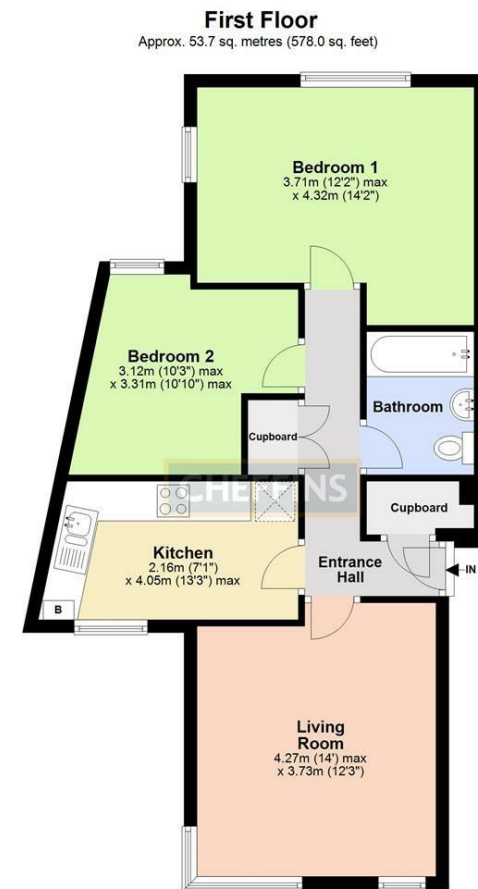
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



Total area: approx. 53.7 sq. metres (578.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

