



High Street, Great Eversden, Cambridge, CB23 1HW

CHEFFINS

High Street

Great Eversden, Cambridge,
CB23 1HW

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: B
- Oil Fired Central Heating
- Patio Garden
- Off Street Parking

A well presented 2 bedroom semi detached property with unquestionable charm located within a popular west Cambridge village. The accommodation comprises entrance hall, living room, kitchen, 1 double bedroom and shower to the ground floor and galleried landing/study and 1 further bedroom to the first floor. Further benefits include off street parking and rear patio garden. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: B.

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£1,300 PCM





LOCATION



The property is located close to the edge of the village enjoying a rural position with far reaching countryside views. The village which lies approximately 7 miles to the south-west of Cambridge. Facilities within the village include a doctor's surgery, and a local pub/restaurant. Further amenities can be found in the neighbouring villages and the village sits within catchment of highly regarded Comberton Village College and Sixth Form. There is easy access to the M11 at Junction 12 and fast rail services to London King's Cross from Cambridge and Royston mainline stations.

ENTRANCE HALL

void above to galleried landing, stairs rising to first floor with cupboard beneath and doors to living room, bedroom 1 and shower room off.

LIVING ROOM

vaulted ceiling with exposed timber beams, window to front aspect and door to:

KITCHEN

base and wall units, work tops, 1.5 bowl sink, integrated appliances including oven, electric hob with extractor hood above and dishwasher, freestanding appliances including fridge freezer and washing machine, Velux skylight, 2 windows and patio doors to rear aspect opening to the rear garden.

BEDROOM 1

window to rear aspect.

SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and illuminated mirrored cabinet above, heated towel rail and window to rear aspect.

STAIRS

rising to:

GALLERIED LANDING/STUDY

built in cupboard with clothes rail and door to:

BEDROOM 2

window to side aspect. Note - there is some restricted headroom into eaves

OUTSIDE

off street parking for up to 2 vehicles and enclosed rear garden principally brick paved with gravel borders and side gate.

LETTING AGENT NOTES

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

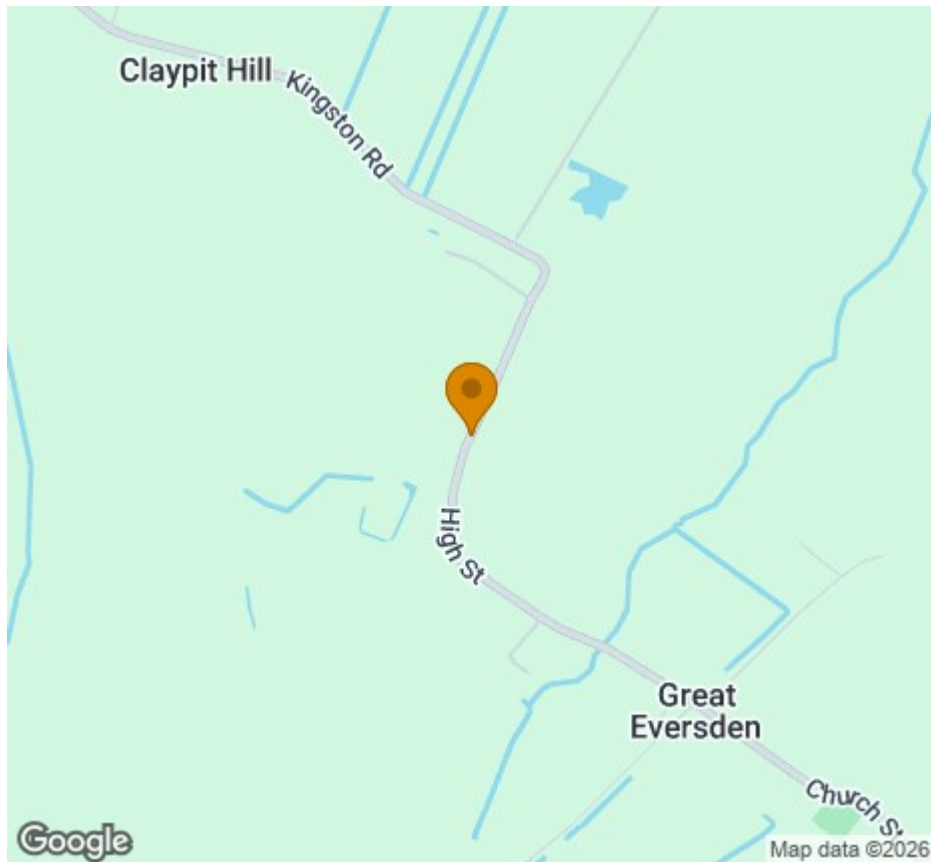
Term - Minimum 6 month tenancy

Holding Deposit - £300

Deposit - £1500







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		45
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

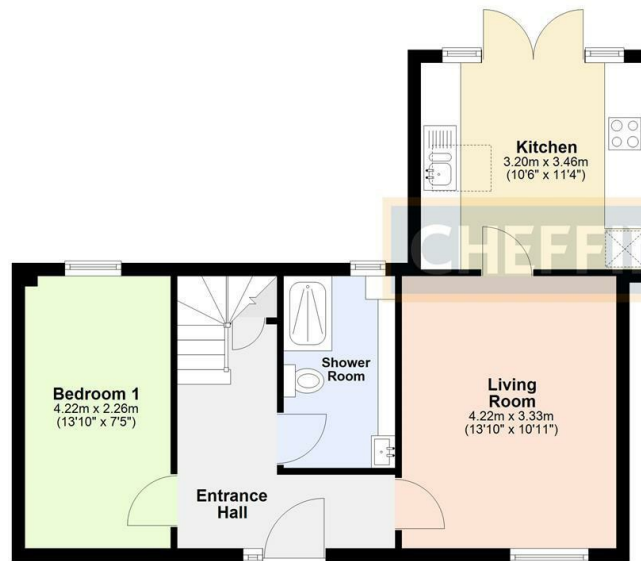
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.

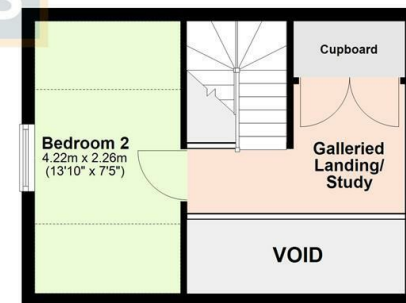
Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



First Floor

Approx. 19.9 sq. metres (213.9 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)

Floor area excludes the Void.
Plan produced using PlanUp.

