



Ascham Lane, Whittlesford, Cambridge, CB22 4NT

**CHEFFINS**



## Ascham Lane

Whittlesford, Cambridge,  
CB22 4NT

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: E
- Oil Fired Central Heating
- Parking & Garage
- Garden

A spacious 4 bedroom detached family home enjoying quiet cul-de-sac position close to the centre of this highly sought after village. The accommodation comprises entrance hall, reception hall, kitchen, generous dual aspect living room, cloakroom, 4 bedrooms and family bathroom. The property further benefits with a garage, off street parking and good sized rear garden. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.

4 1 2

**£1,950 PCM**





## LOCATION



Whittlesford is a sought after village located between Cambridge (7 miles) and Saffron Walden (8 miles). The property itself is located in the heart of the village which is served by a shop/post office, three public houses, a nursery, primary school and green spaces. The village is also conveniently placed for the commuter with access to Whittlesford Parkway train station offering services to Cambridge and London and access to the M11 at junction 10 and A11.

## ENTRANCE LOBBY

door to:

## ENTRANCE HALL

stairs rising to first floor with storage cupboard beneath. The kitchen, dining room, sitting room and cloakroom area accessed off the entrance hall.

## KITCHEN

modern fitted kitchen with base and wall units, work tops, 1.5 bowl sink with window to front aspect above, appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and wash machine, door to side lobby and hatch to:

## DINING ROOM

sliding patio doors to side aspect, door to entrance hall and open to:

## SITTING ROOM

'L' Shaped reducing to 10'4" (3.15m) and 6'4" (1.93m) respectively. Sliding patio doors to rear garden, windows to rear and side aspects, fitted low

level shelving and door to entrance hall.

## CLOAKROOM

WC, wash basin and window to entrance lobby.

## STAIRS/LANDING

landing with window to side aspect and airing cupboard housing hot water cylinder. The bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

fitted double wardrobe and window to rear aspect.

## BEDROOM 2

window to front aspect.

## BEDROOM 3

fitted double wardrobe and window to rear aspect.

## BEDROOM 4

fitted double wardrobe and window to side aspect.

## BATHROOM

shower over bath with glass shower screen, WC, wash basin, wall mirror, heated towel rail and window to front aspect.

## OUTSIDE

open front garden with driveway providing off street parking and access to single garage, Lawn and pathway to front door and side lobby. Enclosed rear garden principally laid to lawn with patio, shrub borders and shed.

## 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 - £450

Deposit - £2250











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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.

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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.

