Boxworth Road, Elsworth, Cambridge, CB23 4JQ

CHEFFINS

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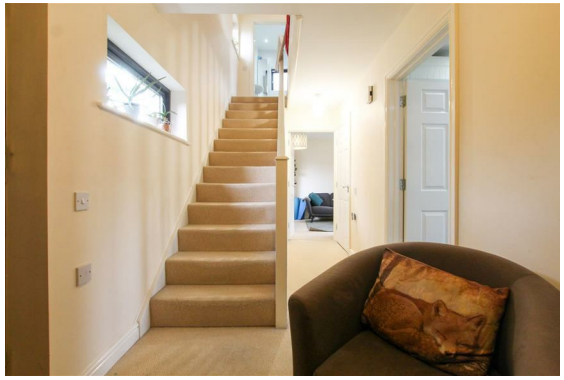
3 1 1

£1,425 PCM

A modern end terrace house occupying a corner plot with generous garden located in the heart of this attractive village. The well proportioned accommodation comprises entrance hall, kitchen/breakfast room, dual aspect living room, cloakroom, 2 double bedrooms, 1 single bedroom and bathroom. The property further benefits from front and rear gardens. Unfurnished. Available from 20/10/2025. EPC: C and Council Tax Band: D.

LOCATION

The property is positioned in the heart of this attractive village boasting a thriving local community, pre-school, primary school, community shop and sports pavilion. The village, located between Cambridge (14 miles) and Huntingdon (9 miles) also offers easy access to the A14 at Junction 24 (3.5 miles) and the A428 (3.2 miles). Distances approximate.



ENTRANCE HALL
stairs rising to first floor with cupboard beneath, window to front aspect and doors to all ground floor rooms off.

KITCHEN/DINING ROOM
base and wall units, work tops, 1.5 bowl sink with double glazed window to rear aspect above, oven, electric hob with extractor hood above, fridge with ice box and washing machine.

LIVING ROOM
dual aspect with double glazed window to front aspect and double glazed window and door to rear aspect with access to garden.

CLOAKROOM
wc, wash basin, built in cupboard and double glazed window to rear aspect.

STAIRS/LANDING
built in cupboard, double glazed window to front aspect and doors to all first floor rooms off.

BEDROOM 1
double glazed window to rear aspect.

BEDROOM 2
double glazed window to rear aspect.

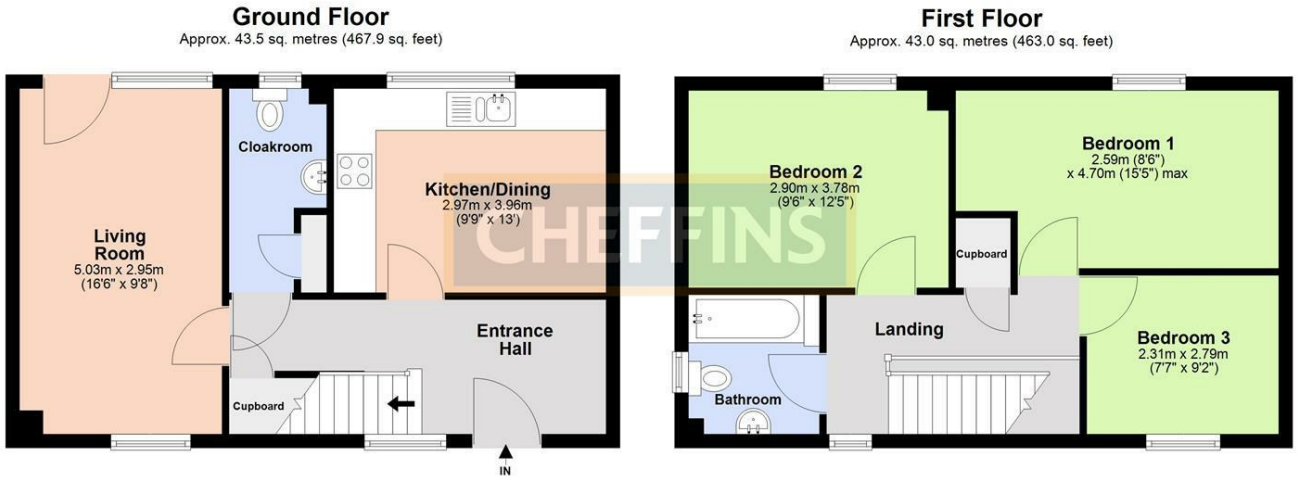
BEDROOM 3
double glazed window to front aspect.

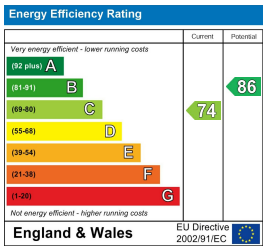
BATHROOM
shower over bath, wc, wash basin and double glazed window to front aspect.

OUTSIDE
open front garden predominantly laid to lawn with path to front door and aside gate to enclosed rear garden predominantly laid to lawn with patio.

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 - £328
Deposit - £1644





Total area: approx. 86.5 sq. metres (930.9 sq. feet)

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.