



Stow Road, Cambridge, CB25 9AD

CHEFFINS

Stow Road

Stow-Cum-Quy, Cambridge,
CB25 9AD

- Available mid June 2024
- Minimum 6 month tenancy
- Oil fired central heating
- Open plan kitchen/dining room
- Kitchen with appliances
- Accommodation over 3 Floors
- Primary Bedroom with Ensuite
- Enclosed Rear Garden

A charming semi detached property located on Stow Road in the picturesque village of Stow-Cum-Quy, just a few miles from Cambridge. The accommodation is arranged over 3 floors and boasts 3 bedrooms, a large open plan kitchen and dining room, primary bedroom with ensuite and outside garden room.

3 2 2

£2,000 PCM





LOCATION

Stow-cum-Guy is a sought-after village, located around 5 miles north east of Cambridge and ideally placed for access to the A14, A10 and A11. Amenities in the village include public houses, village hall, shop, church and hotel with spa, with schooling facilities available in the nearby village of Bottisham. Local bus routes also provide frequent access into the city centre, and Cambridge North railway station is just 5 miles away.

ENTRANCE HALL

with stairs leading to the first floor.

CLOAKROOM

With WC and hand basin

KITCHEN/ DINING ROOM

22'6" x 16'2"

with a range of fitted base and wall mounted units with wood worktops, integrated SMEG range with extractor hood, integrated dishwasher, double fridge/freezer, breakfast bar, brick fireplace with wood burning stove, bi folding doors leading to the rear garden.

LIVING ROOM

10'2" x 9'8"

with wood flooring.

FIRST FLOOR

Landing with stairs leading to the 2nd floor.

BEDROOM 2

10'3" x 9'8"

with wood flooring.

BEDROOM 3

12'11" x 7'10"

with wood flooring, feature fireplace surround.

BATHROOM

with a bath hand basin and concealed cistern low level WC, tiled flooring and part tiled walls.

SECOND FLOOR

BEDROOM 1

13'0" x 12'0"

with sloping ceilings.

EN SUITE SHOWER ROOM

with a walk in shower cubicle, hand basin and concealed cistern low level WC, tiled flooring and part tiled walls.

OUTSIDE

To the front of the property is gravelled parking area with space for 1 car and a garden with a timber fence and a pedestrian gated access and established shrubs,

At the rear of the property is an enclosed rear garden, laid to lawn with a paved patio area, a timber pergola and a pedestrian gate to the side.

GARDEN ROOM

13'8" x 9'0"

LETTING AGENTS NOTES

Deposit - £2307.00

Holding Deposit - £461.00

EPC - D

Council Tax - C

Square Footage - 775.00

Standard Highest available download speed 4 Mbps

Highest available upload speed 0.5 Mbps

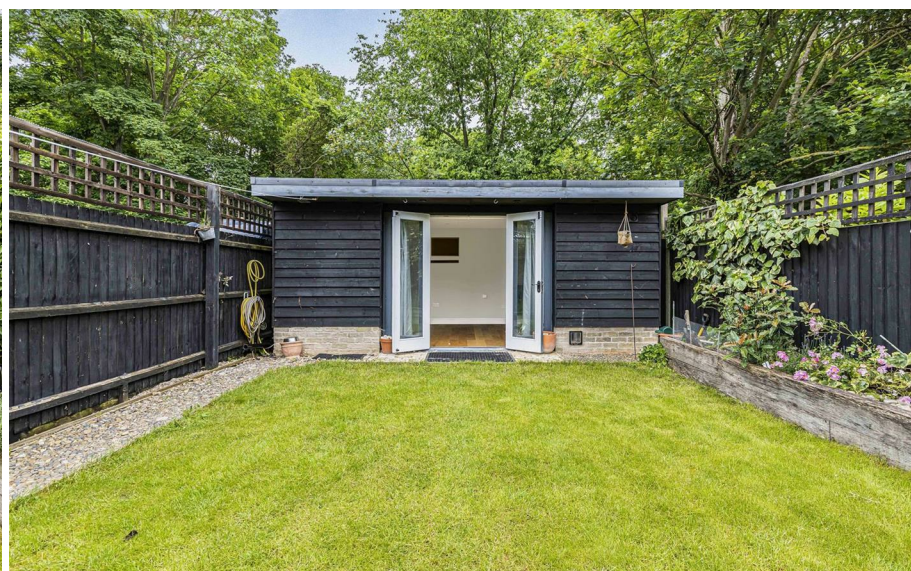
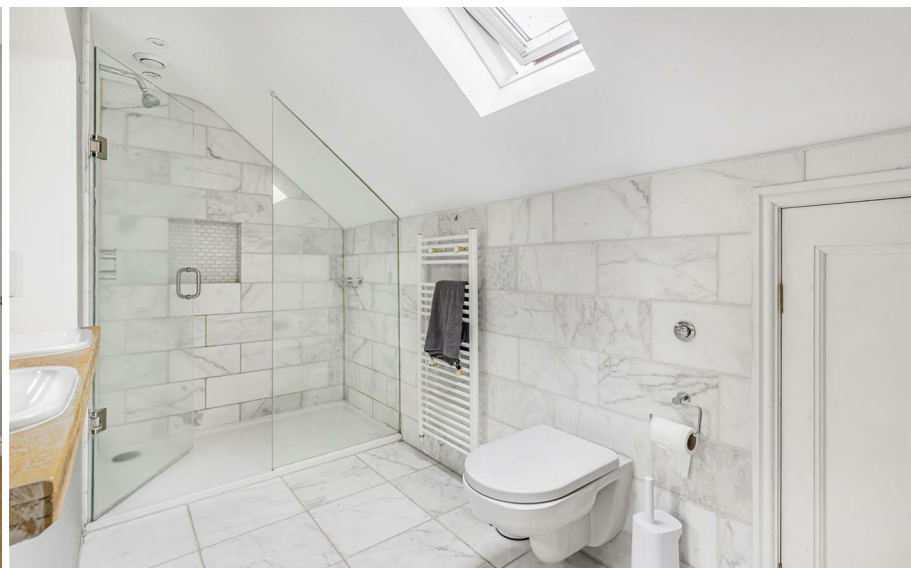
Superfast Highest available download speed 72 Mbps

Highest available upload speed 18 Mbps

Ultrafast Not available

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(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	

£2,000 PCM

Tenure –

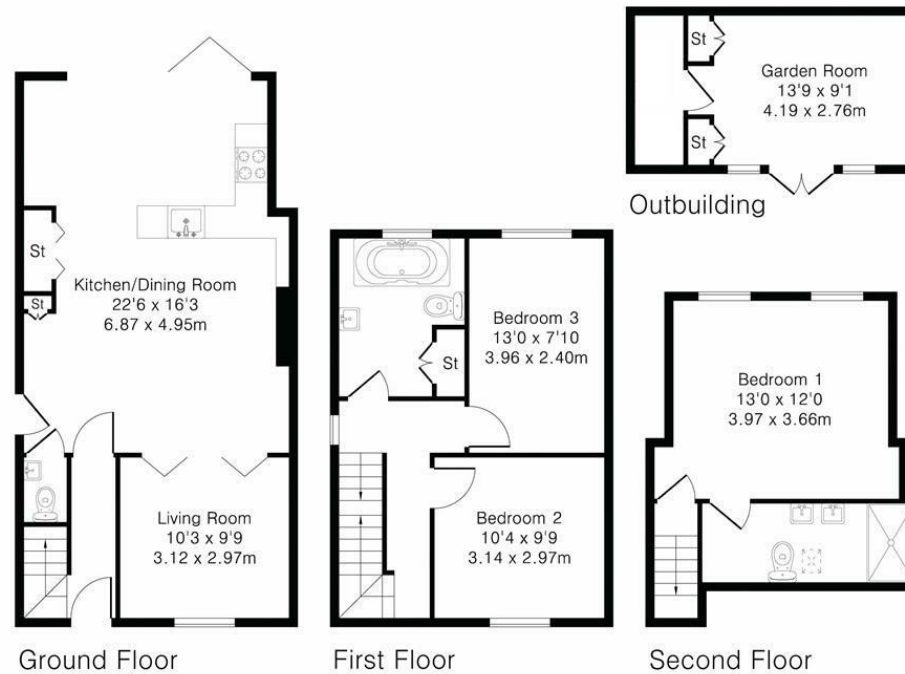
Council Tax Band – C

Local Authority – South Cambs Council





Approximate Gross Internal Area 1283 sq ft – 119 sq m
 Ground Floor Area 512 sq ft – 48 sq m
 First Floor Area 370 sq ft – 34 sq m
 Second Area 247 sq ft – 23 sq m
 Outbuilding Area 154 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.