



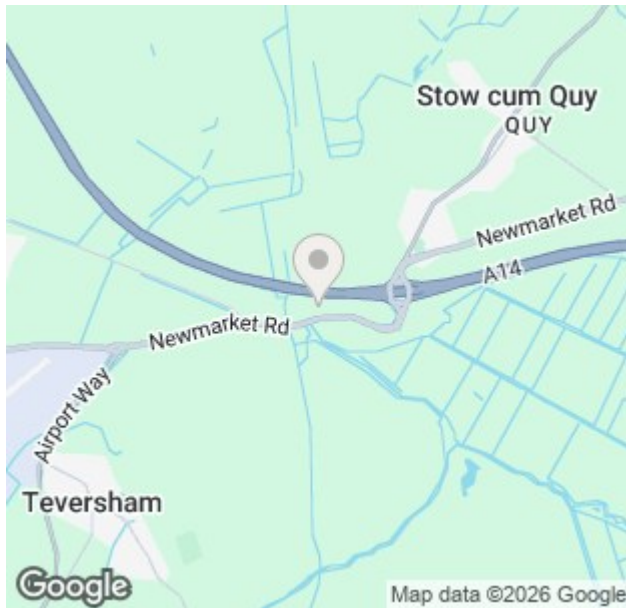
Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

53 Mill Cottage Newmarket Road, Stow-Cum-Quy, Cambridge, Cambridgeshire, CB25 9AG

A 2 bedroom semi detached house which has recently been refurbished located in an attractive and well served village close to Cambridge. The accommodation comprises dining room, living room, kitchen, bathroom, 1 double bedroom and 1 single bedroom. Further benefits include large rear garden, 2 outbuildings and off street parking for 3 cars. EPC: E. Unfurnished. Available now. Please call 01353 654900 option 3 to enquire further.

- Newly refurbished
- Two Bedrooms
- Kitchen
- Bathroom
- Large rear garden
- Off street parking
- Outbuildings
- Unfurnished
- Available now

£900 PCM



Note: Not to scale –
For guidance purposes only

ACCOMMODATION with approximate room sizes

DINING ROOM
13'6" x 6'11" (4.13 x 2.11)
with wooden flooring, door to kitchen, hallway and courtyard.

KITCHEN
9'0" x 7'7" (2.75 x 2.32)
New kitchen with base and wall units, work tops, sink, freestanding oven with electric hobs and extractor fan above, space for a fridge freezer and space and plumbing for a washing machine and dish washer or tumble dryer. Door to dining room.

LIVING ROOM
15'5" x 10'4" (4.72 x 3.16)
with wooden flooring, feature fire place and built in cupboard and shelving. Door to hallway.

BATHROOM
9'10" x 7'11" (3.0 x 2.43)
with shower over bath, wc, wash basin and window to side aspect.

BEDROOM 1
11'8" x 9'11" (3.58 x 3.03)
with two built in cupboards and window to front aspect.

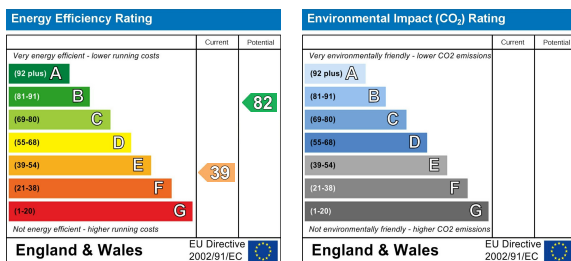
BEDROOM 2
13'1" x 8'0" (3.99 x 2.44)
with built in cupboard and window to rear aspect.

OUTBUILDING 1
6'5" x 5'10" (1.97 x 1.8)
with concrete floor and door to courtyard.

OUTBUILDING 2
9'6" x 6'5" (2.92 x 1.98)
with concrete floor and door to courtyard.

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.