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## 15 Main Street, Stow-Cum-Quy, Cambridge, Cambridgeshire, CB25 9AB

A 3 bedroom semi- detached house with unquestionable charm and character located in this attractive and well served village between Cambridge and Newmarket. The accommodation comprises kitchen, 2 reception rooms, bathroom, 2 double bedrooms and 1 single bedroom. Further benefits include large rear garden, outbuilding, coal shed and off street parking for 3 cars. EPC: E. Unfurnished. Available now.

### £1,100 PCM

- 3 Bedrooms
- 2 Reception rooms
- Kitchen
- Bathroom
- Large Rear Garden
- Off Street Parking
- Unfurnished
- Available now



## ACCOMMODATION with approximate room sizes

### KITCHEN

14'0" x 7'10" (4.28 x 2.39)

with base and wall units, work tops, sink with window to rear aspect above, freestanding oven with electric hobs and extractor above, space for a fridge freezer and space and plumbing for a washing machine and dishwasher. Door to:

### SITTING ROOM

15'5" x 11'5" (4.7 x 3.48)

with wooden flooring and two large windows to front aspect. Door to lobby and:

### DINING ROOM

12'2" x 11'5" (3.72 x 3.49)

with wooden flooring and window to side aspect. Door to:

### STORAGE CUPBOARD

11'6" x 2'10" (3.53 x 0.87)

with wooden flooring and shelving.

### SIDE LOBBY

7'8" x 5'0" (2.34 x 1.54)

with door to driveway.

### STAIRS/LANDING

The bedrooms are accessed off the landing.

### BEDROOM 1

17'3" x 11'5" (5.28 x 3.5)

with wooden floor and two windows to front aspect.

### BEDROOM 2

11'6" x 8'9" (3.52 x 2.68)

with wooden floor and window to front aspect.

### BEDROOM 3

11'5" x 8'3" (3.50 x 2.54)

with wooden floor and window to front aspect.

### BATHROOM

with shower, bath, wc, wash basin and window to rear aspect.

### OUTSIDE

off street parking for three cars on gravelled driveway and large rear garden with lawn. Two brick outbuildings suitable for storage and a coal shed.

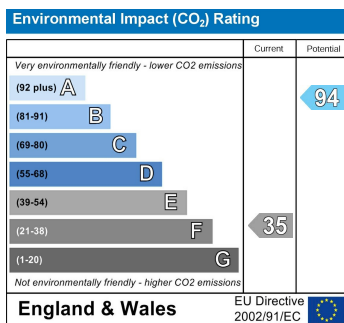
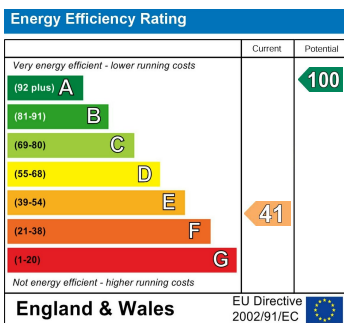




Note: Not to scale –  
For guidance purposes only

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.