



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



TO LET



58a West Wickham Road, Balsham, Cambridge, Cambridgeshire, CB21 4DZ

£1,200 PCM

- Bungalow
- Double garage
- Garden
- Open plan living
- One bedroom
- Off-street parking
- Furnished or Unfurnished
- Oil fired boiler



TOTAL APPROX. FLOOR AREA 47.4 SQ.M. (510 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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THE PROPERTY

A well-presented one bedroom semi-detached bungalow situated in the sought after South Cambridgeshire Village of Balsham. The property comes as part furnished and comprises of open plan living with fully fitted kitchen including appliances, double bedroom, shower room and separate W/C. To the front of the property there is gated off-street parking for multiple cars and a double garage with electric door. There is also a garden to the rear. This property's landlord is an employee of RAH and will be fully managed by RAH.

Council Tax Band: C

EPC Rating: D

Minimum 12 Month Tenancy

Deposit £1380

Holding Deposit: £270

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	