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estate agents, letting agents & surveyors

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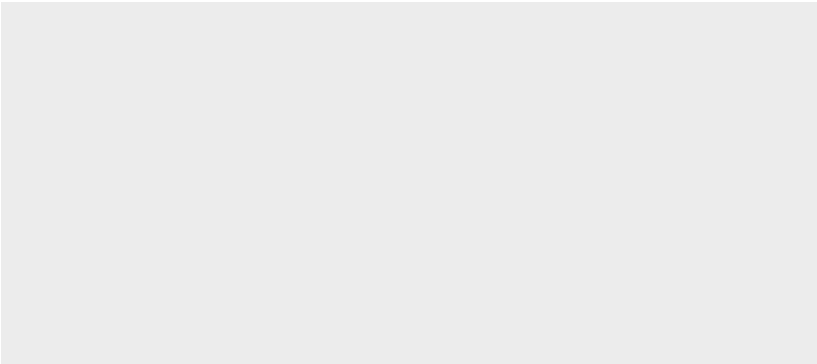


TO LET



26 Church Street, Little Shelford, Cambridge, CB22 5HG

£2,800 Per Month



THE PROPERTY

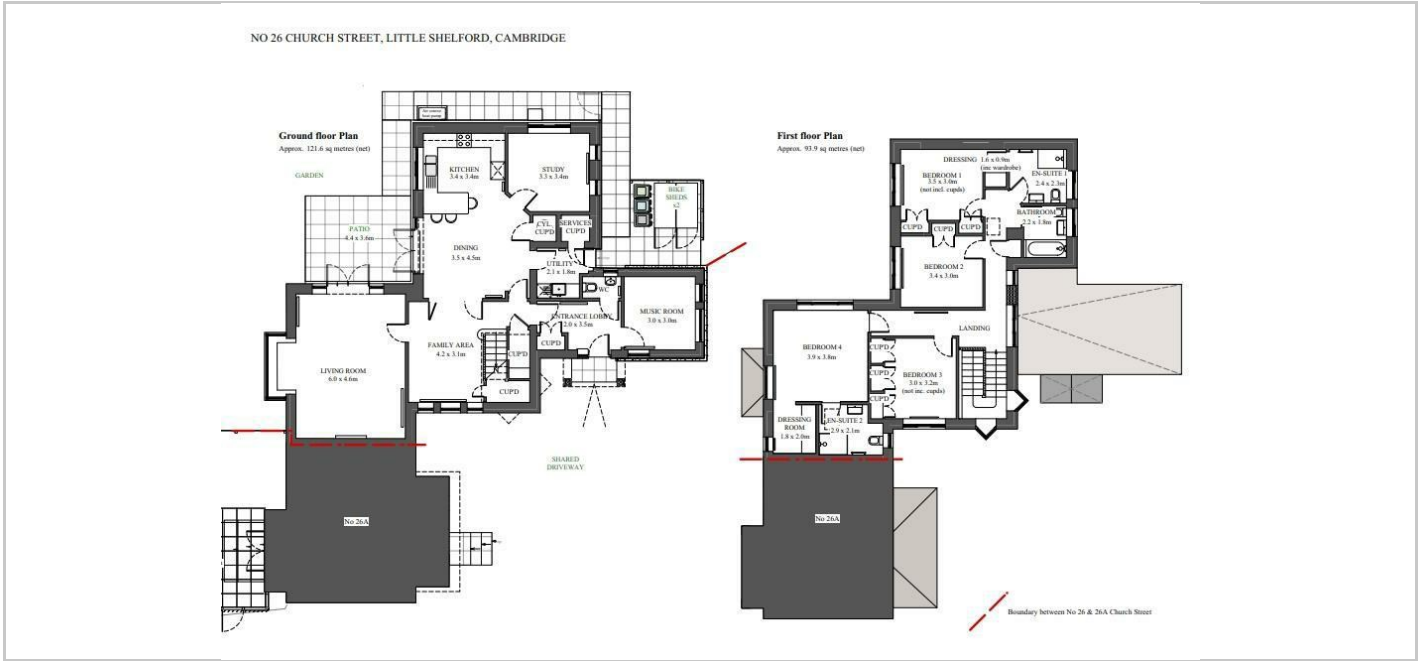
A newly renovated and beautifully presented four-bedroom property in a highly sought after location in the popular village of Little Shelford, offering excellent access to local amenities, City Centre, Addenbrooke's Hospital, Biomedical Campus, mainline station and M11. The house is at a convenient distance from the sought after schools and colleges in the south Cambridge area, within walking distance to the local primary school in Great Shelford, also served nearby with cycle paths and busway.

The property has an entrance hall with doors leading to a family room, a ground floor reception room (described as a music room on the floor plan) and WC. The family room leads to a spacious and sunny living room and to an open dining/kitchen area, both with French doors onto the rear south facing patio. The kitchen has a modern range of fitted units, a cooker with two ovens and induction hob and space for a dishwasher and fridge freezer. From the kitchen, there is a study and utility room, with space for a washing machine and dryer, leading to the back door.

Upstairs, the master bedroom benefits from an ensuite, consisting of a large walk-in shower, WC and wash basin, and a separate dressing area. The guest room also has an ensuite shower room and there are two further bedrooms and a family bathroom. All bedrooms have a dressing area or built-in wardrobe. To the front of the property there is a large driveway and front garden which is shared with 26A, an Annex to the main house. Each property has preinstalled wiring for its own EV charging point and there is shared parking for 2 or more cars. The rear garden is private and fully enclosed with new fencing and a view over an open field to the rear.

Council Tax: G
EPC Rating: A
Minimum 12 Month Tenancy
Deposit: £3230
Holding Deposit: £390

SITUATION



Directions

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