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TO LET

The Cottage 51 High Street, Foxton, Cambridge, CB22 6RP

£1,900 PCM



## THE PROPERTY

A rare opportunity to live in this beautiful, two-bedroom cottage which benefits from high ceilings, exposed beams and open fireplace. The property is positioned to the rear of 'The Bury', in the centre of Foxton, a highly regarded village in South Cambridge.

Entrance is via a large gravel driveway offering parking for several cars. To the ground floor, you enter into the cosy living room with open fireplace, there is a walk-in pantry ideal for storage, and a fitted kitchen/breakfast room with new dishwasher and oven.

To the rear of the property is a conservatory, offering light space ideal for a home office, which leads to a private patio garden area. To the first floor is a large landing, double bedroom, family bathroom, and further double bedroom with en-suite bathroom.

The property also benefits from a large walled garden which is shared with the occupants of 'The Flat' where tenants can enjoy use of the allotment.

The property will be managed by the Landlord directly.

Council Tax Band: C

EPC Rating: E

Deposit: £2,190

Holding Deposit: £390

Minimum tenancy length 12 months

## SITUATION

## Directions

| Energy Efficiency Rating                                   |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|--|---------|-----------|--|---------|-----------|
|  | Current | Potential |  | Current | Potential |
| <small>Very energy efficient - lower running costs</small> |         |           |  |         |           |
| (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                                       |         |           |
| <small>Not energy efficient - higher running costs</small> |         |           |  |         |           |
| England & Wales  |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                                    |         |           | EU Directive 2002/91/EC                        |         |           |