



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



Ashton Kings Mill Lane, Great Shelford, Cambridge, Cambridgeshire, CB22 5EN

£1,750 PCM

## THE PROPERTY

A two bedroom detached bungalow in highly sought after location in the heart of Great Shelford village, offering excellent access to Addenbrookes Hospital, City Centre, mainline station and local amenities.

The property comprises of fully fitted kitchen with cooker, fridge freezer, dishwasher and washing machine, a sitting room with patio doors and views over the garden, a separate dining room, two double bedrooms with built in wardrobes and a family bathroom benefiting from a bath with shower over, w.c & basin. To the front is ample parking on the driveway as well as access to the garage and to the rear is a good sized mature garden.

The property is unfurnished and managed by RAH.

Council Tax Band: F

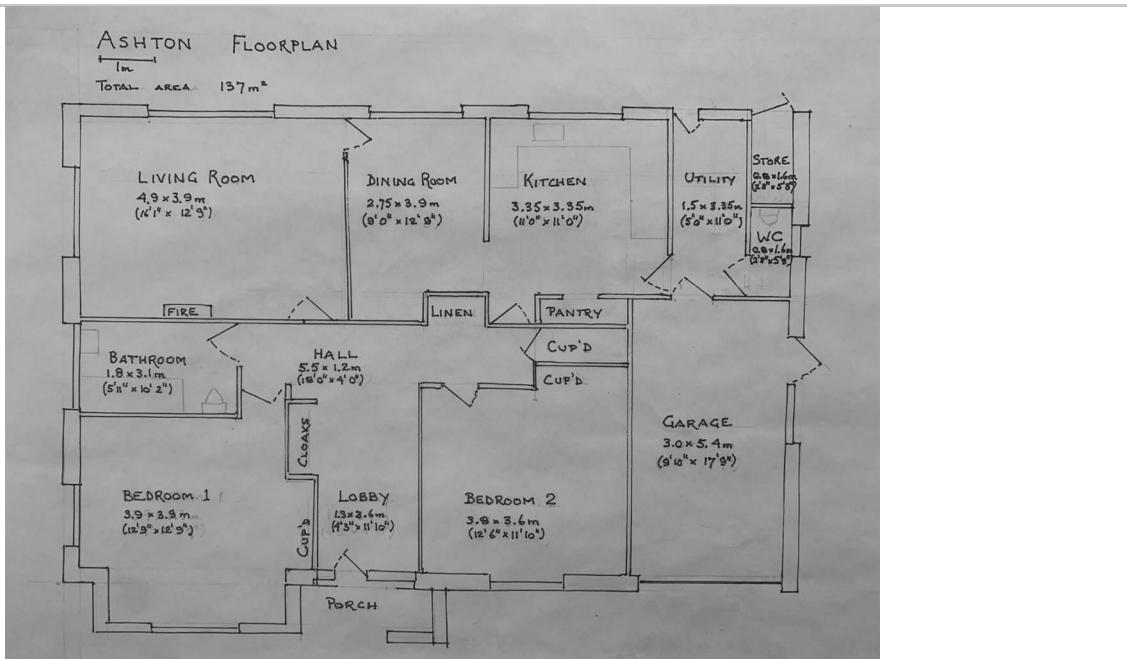
EPC Band: D

Minimum 12 month Tenancy

Deposit £2010

Holding Deposit: £390

## SITUATION



## Directions

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			