



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

11 Mowlam Close, Impington, Cambridge, CB24 9NA

£1,700



- Semi-detached house
 - 3 bedrooms, 1 reception room, 2 bathrooms
- 771 sqft/71.6 sqm
- Gas fired central heating to radiators
- EPC-C/74
- Boarded loft and new boiler
- Constructed in 2001
- Driveway and detached single garage
- Council tax band - C

THE PROPERTY

Impington is a popular village located around three miles north of Cambridge. A range of shops, pubs and cafés can be found in the neighbouring village of Histon. Impington Village College offers education up to the age of eighteen, and there are two primary schools in Histon. The property also benefits from convenient access to the A14 and M11. The Guided Busway, running from Huntingdon Railway Station to Trumpington Park & Ride, provides direct links to Cambridge city centre, the railway stations and Addenbrooke's Hospital.

The ground floor comprises an entrance hallway, a WC to the front, a spacious reception room opening onto the rear garden, and a separate kitchen. The kitchen is fitted in a shaker style with tiled splashbacks, offering storage and a washing machine, dishwasher and fridge/freezer.

Upstairs, there are three bedrooms, including a main bedroom with a recently replaced en-suite shower room. The en-suite is fully tiled and features an enclosed shower, WC and a wall-mounted sink with vanity unit below. The family bathroom serves the remaining bedrooms and includes a panelled bath with shower over, WC and wall-mounted sink with vanity unit.

Outside, the front of the property provides a block-paved driveway with parking for at least two vehicles, leading to a detached brick-built garage. The rear garden is fully enclosed with gated access to the driveway. It is mainly laid to lawn and includes a small patio area accessed via French doors from the living room.

This property is directly managed by RAH.

EPC Band: C
 Council Tax Band: C - South Cambridgeshire District Council
 Deposit: £1,960pcm
 Holding Deposit: £390
 Minimum Tenancy: 12 months

SITUATION



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

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 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			
EU Directive 2002/91/EC			
England & Wales			