



Red Well Barn High Street, Cambridge, CB23 4NR
£1,600 PCM



rah.co.uk
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WELCOME TO THIS CHARMING TWO-STOREY BARN CONVERSION LOCATED ON HIGH STREET IN THE PICTURESQUE VILLAGE OF KNAPWELL, CAMBRIDGE. THIS DELIGHTFUL PROPERTY BOASTS TWO RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH TWO STUNNING BEDROOMS AND TWO BATHROOMS, THIS HOME OFFERS COMFORT AND CONVENIENCE FOR ITS RESIDENTS.

AS YOU STEP INTO THE DOUBLE HEIGHT ENTRANCE RECEPTION ROOM, YOU WILL BE GREETED BY THE CHARACTERFUL FEATURE TIMBERS THAT RUN THROUGHOUT THE PROPERTY, ADDING A TOUCH OF RUSTIC CHARM TO THE MODERN LIVING SPACE. THE FITTED KITCHEN INCLUDES STAINLESS STEEL OVEN, GAS HOB, INTEGRATED DISHWASHER, FRIDGE AND FREEZER AND ALSO HAS PATIO DOORS LEADING TO THE REAR GARDEN.

PARKING AVAILABLE FOR ONE VEHICLE IN FRONT OF PROPERTY. THE FRONT AND REAR GARDENS PROVIDE A LOVELY OUTDOOR SPACE TO UNWIND AND ENJOY THE FRESH AIR. THE REAR GARDEN OFFERS STUNNING VIEWS OF THE SURROUNDING FIELDS, CREATING A PEACEFUL AND IDYLIC SETTING IN THIS RURAL LOCATION.

DON'T MISS THE OPPORTUNITY TO MAKE THIS BARN CONVERSION YOUR NEW HOME. EMBRACE THE TRANQUILITY OF VILLAGE LIFE WHILE STILL BEING WITHIN EASY REACH OF CAMBRIDGE'S AMENITIES AND ATTRACTIONS. BOOK A VIEWING TODAY AND STEP INTO YOUR OWN PIECE OF COUNTRYSIDE PARADISE.

EPC RATING D
COUNCIL TAX BAND E
DEPOSIT £1840
HOLDING DEPOSIT £360
MINIMUM TENANCY LENGTH 6 MONTHS

Parking

There is driveway parking with shared access

White Goods

Integrated Fridge, Integrated Freezer, Integrated Dishwasher

Utilities, Bills & Payments

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

Supply

Electricity Supply: Mains

Water Supply: Mains

Heating Supply: Oil fired boiler with radiators and gas hob

Sewerage Supply: Mains

Mobile Phone Coverage

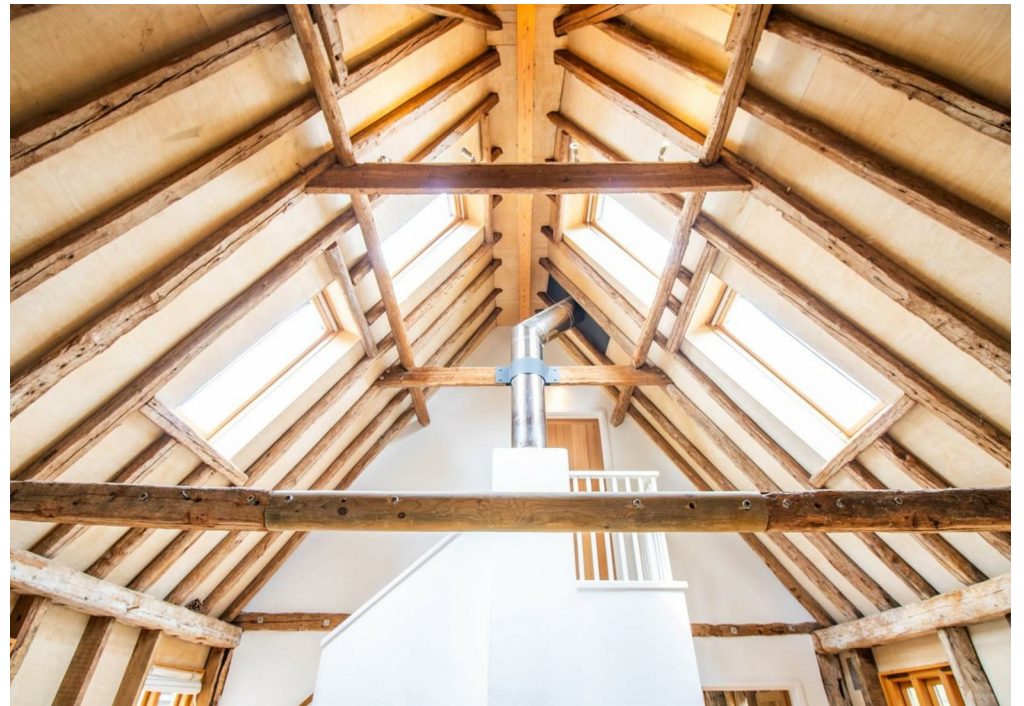
Mobile provider EE, Three, and Vodafone are likely to have good coverage for voice and data. O2 is likely to have variable coverage. Please refer to Ofcom for guidance on mobile availability in the area.

Broadband

Superfast (FTTC) AND Standard/Copper (ADSL) broadband is available at the property, please refer to Ofcom to check for supply coverage and speeds.











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		
	59	71
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		

