



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

31 Spring Close, Histon, Cambridge, CB24 9HT



£2,000

THE PROPERTY

A spacious four bedroom property in the popular village of Histon. Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10 minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge.

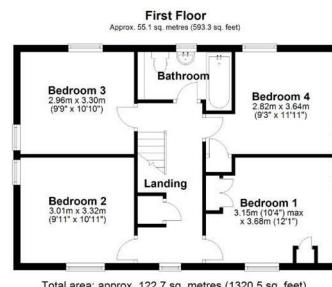
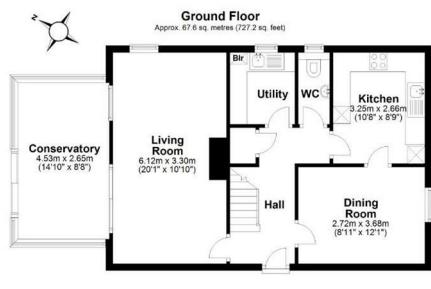
Downstairs, the property comprises of an entrance hall, w.c, utility room, fully fitted kitchen with built in double oven, fridge/freezer & dishwasher. There is also a separate dining room and living room which leads on to the conservatory. Upstairs, there are four good sized bedrooms and a family bathroom.

The property is set back from the road in a quiet location. To the rear is a full enclosed, landscaped garden with good sized shed.

The property is available unfurnished and managed by the Landlord. Please note, the washing machine and tumble dryer in the utility room are available for use but are not the responsibility of the Landlord and therefore will not be repaired or replaced should they stop working.

Council Tax Band E.
EPC Band D.
Minimum 6 month tenancy
Deposit £2300
Holding Deposit: £390

SITUATION



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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			
EU Directive 2002/91/EC			
England & Wales			