



97 New Road, Cambridge, CB23 1LP
£2,750 PCM



rah.co.uk
01223 323130

- Detached House with Annexe
- Ample off-street Parking
- Large Garden
- Versatile Layout
- Five Bedrooms
- Five Bathrooms
- Three Reception Rooms
- Sauna
- Available Now
- Pets Considered

THIS STUNNING DETACHED HOUSE IS LOCATED ON NEW ROAD IN THE PICTURESQUE VILLAGE OF HASLINGFIELD, CAMBRIDGE. THIS PROPERTY BOASTS AN IMPRESSIVE 3 RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH THE FAMILY. WITH 5 SPACIOUS BEDROOMS AND 5 BATHROOMS, THERE IS AMPLE SPACE FOR EVERYONE IN THE HOUSEHOLD.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE ANNEXE, PROVIDING A VERSATILE SPACE THAT COULD BE USED AS A GUEST SUITE OR HOME OFFICE. THE TWO KITCHENS AND UTILITY ROOM OFFER FLEXIBILITY AND CONVENIENCE, MAKING MEAL PREPARATION AND LAUNDRY BREEZE. THE PROPERTY ALSO FEATURES A SAUNA, OFFERING A LUXURIOUS TOUCH FOR UNWINDING AFTER A LONG DAY.

PARKING WILL NEVER BE AN ISSUE WITH SPACE FOR 5 VEHICLES, ENSURING BOTH CONVENIENCE AND PEACE OF MIND. THE LARGE GARDEN IS IDEAL FOR OUTDOOR ACTIVITIES, GARDENING ENTHUSIASTS, OR SIMPLY ENJOYING A CUP OF TEA IN THE FRESH AIR.

EPC RATING: D
 COUNCIL TAX BAND: G
 DEPOSIT £3170
 HOLDING DEPOSIT £390

PARKING
 THERE IS GARAGE PARKING AND A LARGE DRIVEWAY AVAILABLE

WHITE GOODS
 UTILITY FRIDGE/FREEZER, WASHING MACHINE & TUMBLE DRYER CAN BE INCLUDED OR EXCLUDED FROM LET, FLAT GAS COOKER & FRIDGE/FREEZER INCLUDED

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 LICENSE.

SUPPLY
 ELECTRICITY: MAINS
 WATER: MAINS
 HEATING: GAS BOILER & RADIATORS
 SEWERAGE: MAINS

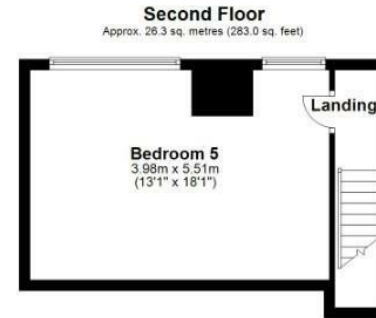
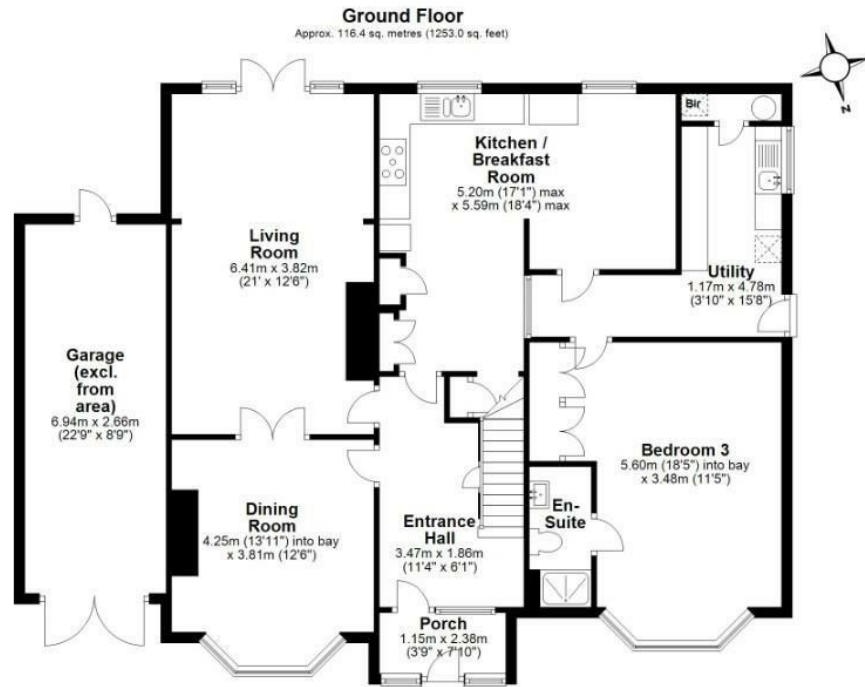
MOBILE PHONE COVERAGE
 MOBILE PROVIDER EE, THREE, O2 AND VODAFONE ARE LIKELY TO HAVE GOOD COVERAGE FOR VOICE AND DATA. PLEASE REFER TO OFCOM FOR GUIDANCE ON MOBILE AVAILABILITY IN THE AREA.

BROADBAND
 FIBRE TO CABINET/SUPERFAST (FTTC) AND OR STANDARD/COPPER (ADSL) BROADBAND IS AVAILABLE AT THE PROPERTY. PLEASE REFER TO OFCOM TO CHECK FOR SUPPLY COVERAGE AND SPEEDS.





Floorplan



Total area: approx. 246.6 sq. metres (2653.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



