



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET



41 Abberley Wood, Great Shelford, Cambridge, Cambridgeshire, CB22 5EF

£1,500 PCM



### THE PROPERTY

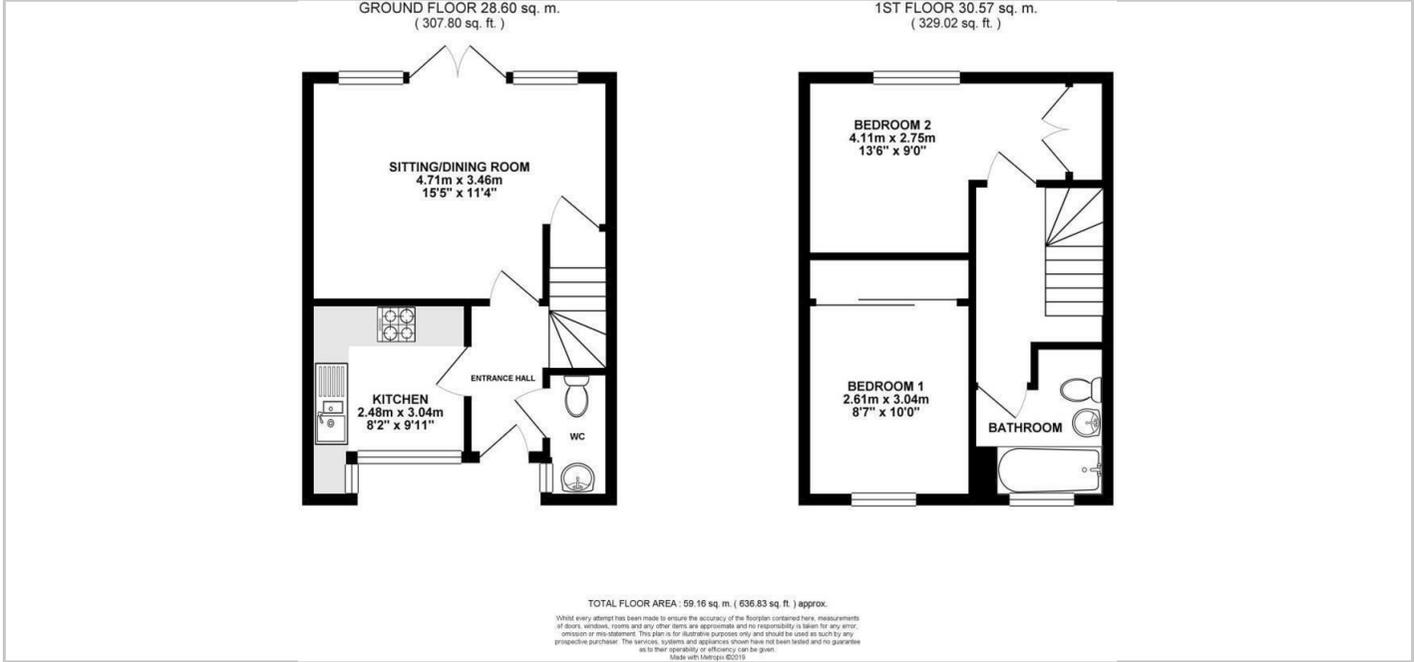
Located in the highly sought-after village of Great Shelford, this well-presented two-bedroom, part-furnished semi-detached property offers comfortable living in a convenient and well-connected location.

The property features a bright living space, complemented by a kitchen equipped with a range of white goods, including a fridge/freezer, oven, hob, washer/dryer, and dishwasher, making it ideal for convenient day-to-day living. The home is offered part furnished, providing flexibility for tenants.

Upstairs, there are two well-proportioned bedrooms with built in storage and a family bathroom. Outside, the property benefits from a private enclosed rear garden, along with one allocated parking space located to the rear of the property.

Abberley Wood is located in a quiet residential area of Great Shelford, close to a range of local amenities including shops, cafés, pubs, and everyday services. Shelford Railway Station offers regular services to Cambridge and connections to London. The property is also well placed for cycling into Cambridge and is within easy reach of Addenbrooke's Hospital and the Cambridge Biomedical Campus, making it ideal for commuters.

- Council Tax Band: C
- EPC Rating: C
- Deposit: £1,730
- Holding Deposit: £350
- Minimum 12 Month Tenancy



### SITUATION

### Directions

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	