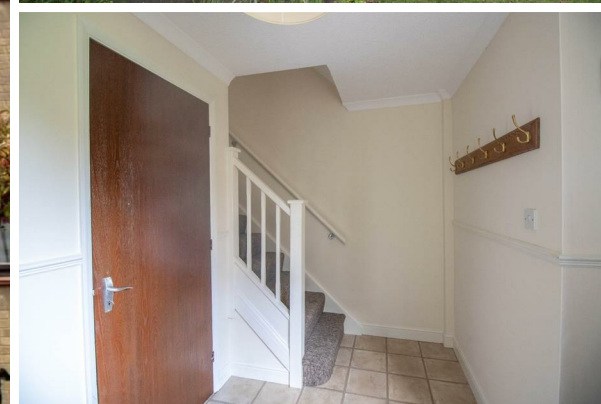




Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

27 Orchard Road, Sawston, CB22 3BE

£1,400 Per Month



Directions

THE PROPERTY

A well presented three bedroom house situated in the popular village of Sawston, offering excellent access to local amenities, Sawston's mainline station, Addenbrookes Hospital, Cambridge City Centre, the Babraham Institute, and the Genome Campus.

The property benefits from a welcoming entrance hall, a spacious reception room, a convenient WC, and access to the garage. On the first floor, you'll find a well-equipped kitchen/dining area and a comfortable living room. The second floor hosts three well-proportioned bedrooms and a modern family bathroom.

To the rear of the property is driveway parking, ensuring convenience for residents. The property is offered with Council Tax Band C and an EPC rating of Band E.

Deposit £1610
Holding Deposit: £360
Minimum 12 month tenancy

SITUATION

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	