



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

27 Orchard Road, Sawston, CB22 3BE

£1,400 Per Month

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.

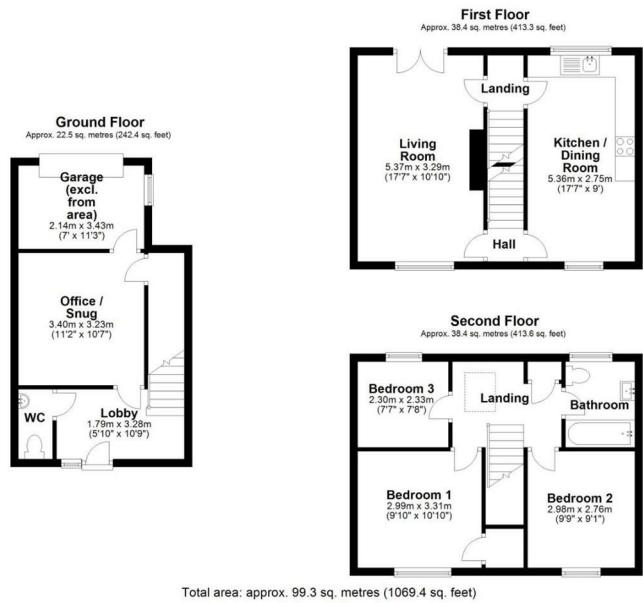
To the rear of the property is driveway parking, ensuring convenience for residents. The property is offered with Council Tax Band C and an EPC rating of Band E.

Deposit £1610

Holding Deposit: £360

Minimum 12 month tenancy

SITUATION



Directions

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			