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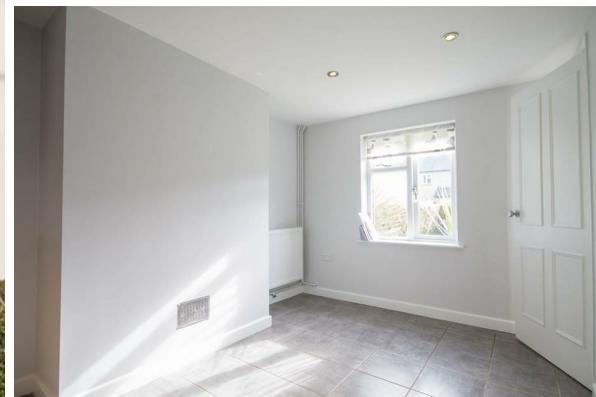
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TO LET

70 Main Street, Hardwick, Cambridge, CB23 7QU

£1,450 PCM



## THE PROPERTY

A well-located, unfurnished three-bedroom home set in the popular village of Hardwick, to the west of Cambridge. The property offers excellent access to the A14 and is conveniently placed for Cambridge city centre, local shops, schools and village amenities, making it ideal for families or professionals.

The accommodation comprises an entrance hall, a spacious living room and a large kitchen/diner, providing ample space for both everyday living and entertaining. Upstairs are three well-proportioned bedrooms and a bathroom featuring both a bath and a separate shower cubicle.

A particular highlight of the property is the large rear garden, offering an excellent outdoor space for families, gardening, or summer entertaining.

This property is managed by the landlord directly.

Council Tax Band: C

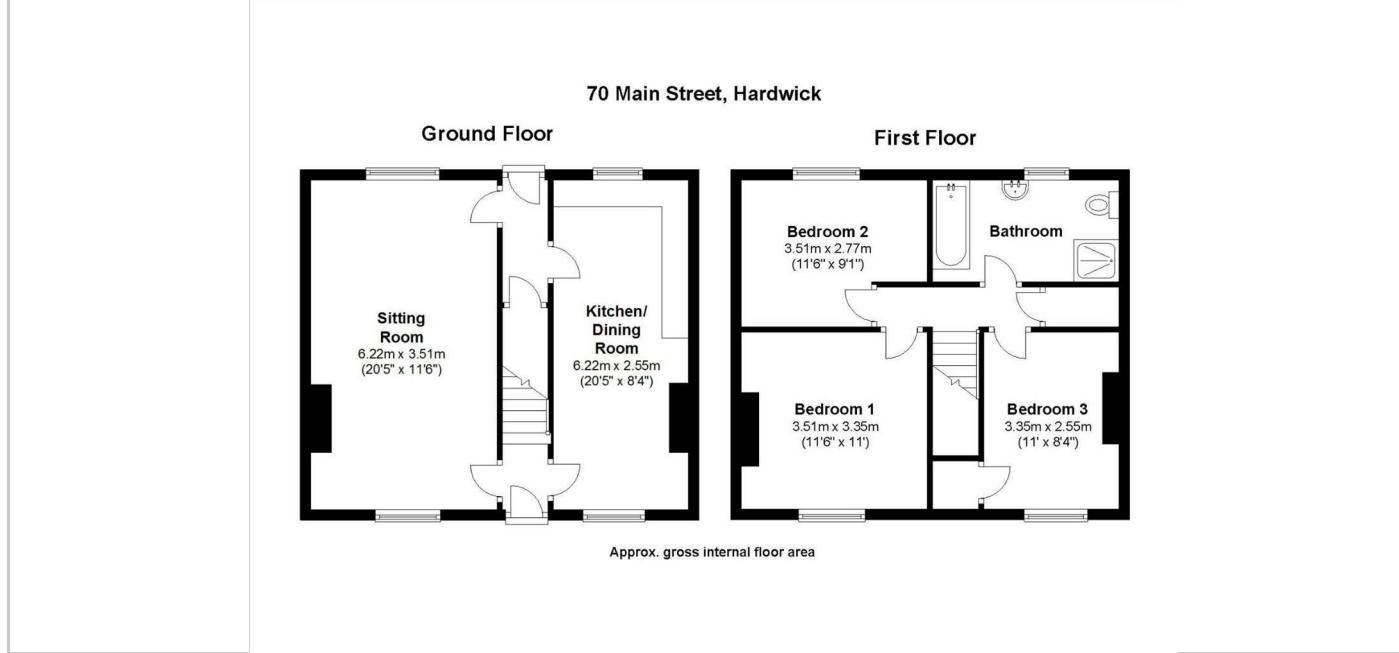
EPC Rating: D

Deposit: £1,670

Holding Deposit: £350

Minimum 12 Month Tenancy

## SITUATION



## Directions

| Energy Efficiency Rating  |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs                     |   |         |           |
| (92 plus)   | A |         | 88        |
| (81-91)   | B |         | 67        |
| (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 <sub>2</sub> ) Rating                  |   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |