



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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79 Highsett, Cambridge, CB2 1NZ

£2,200

THE PROPERTY

Tucked away in a leafy, private setting, this property comprises an entrance hallway, downstairs WC, open plan living/dining room, kitchen, three well-proportioned bedrooms and a family bathroom.

The private garden is surrounded by greenery, with a patioed seating area at the rear. This property benefits from one allocated parking space.

Benefitting from access to local amenities, the close proximity of the City Centre and Addenbrookes Hospital, along with the train station only a few minutes' walk away.

Council Tax Band - E

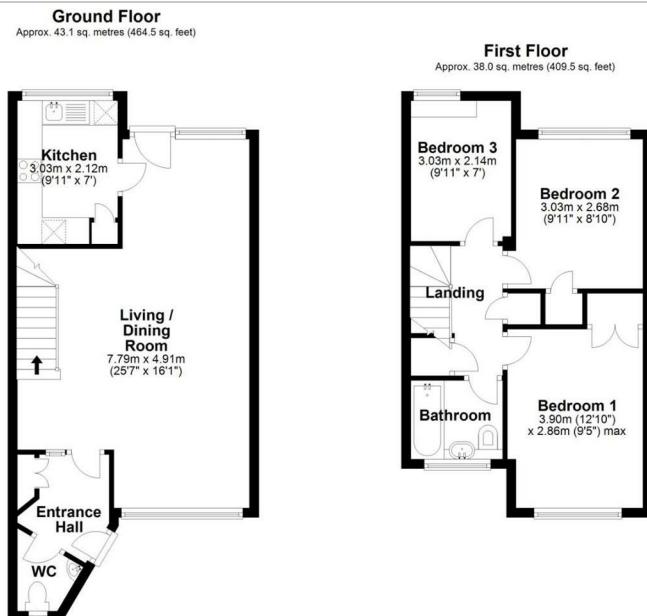
EPC Rating - D

Minimum 12 Month Tenancy

Deposit: £2530

Holding Deposit: £390

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			
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