

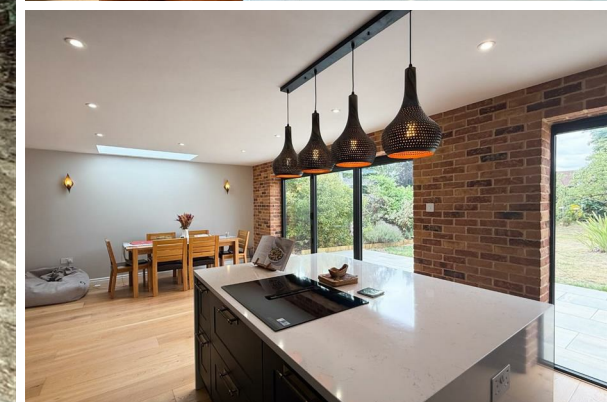


Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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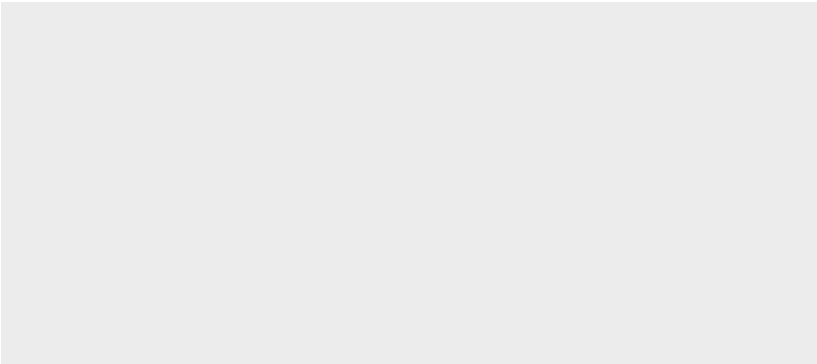


TO LET



25 Priams Way, Stapleford, Cambridge, CB22 5DT

£2,650 Per Month



THE PROPERTY

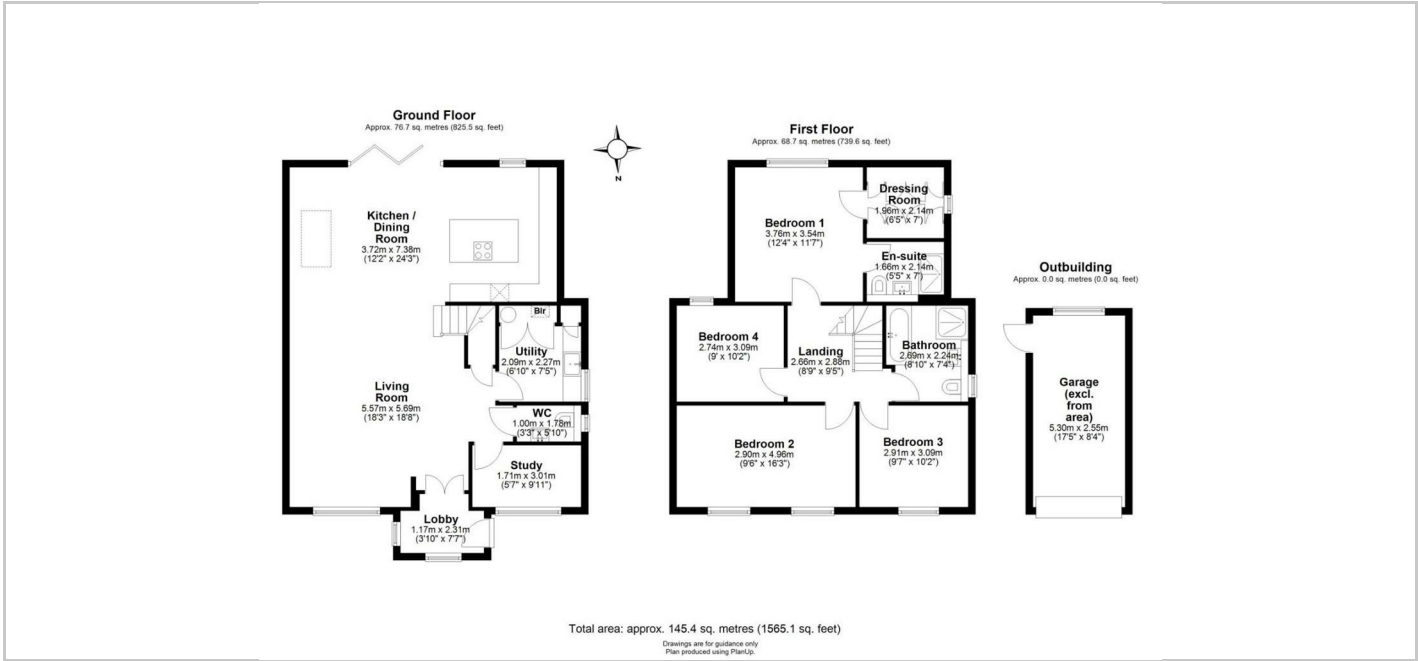
Located in the charming village of Stapleford, Cambridge, this newly refurbished detached house offers stylish and comfortable living. The property features four spacious bedrooms, making it a perfect choice for those seeking a modern and practical home.

The ground floor includes a welcoming reception room and a stunning open-plan kitchen, dining and living area. A separate utility room and downstairs WC add extra convenience.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en suite, while the family bathroom, complete with underfloor heating, provides an added touch of comfort.

Outside, the home is situated in a desirable village setting, offering the tranquility of Stapleford while remaining within easy reach of Cambridge city centre and its excellent amenities.

Council Band: E
 EPC Rating: B
 Deposit: £3050
 Holding Deposit: £390



SITUATION

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
England & Wales	EU Directive 2002/91/EC		