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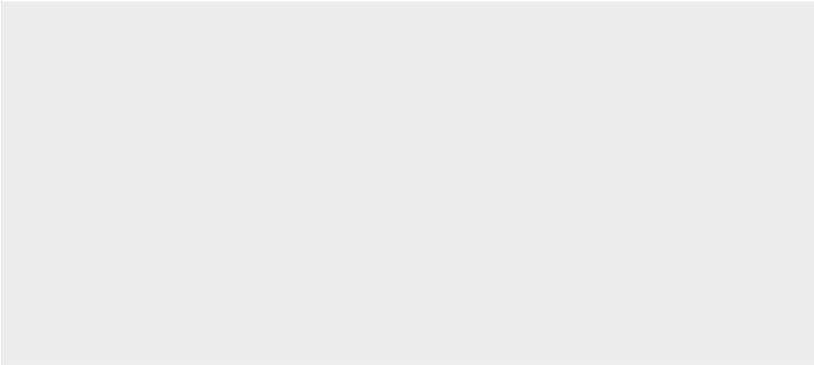


TO LET



6 Poursfield Road, Waterbeach, Cambridge, CB25 9RG

£1,850



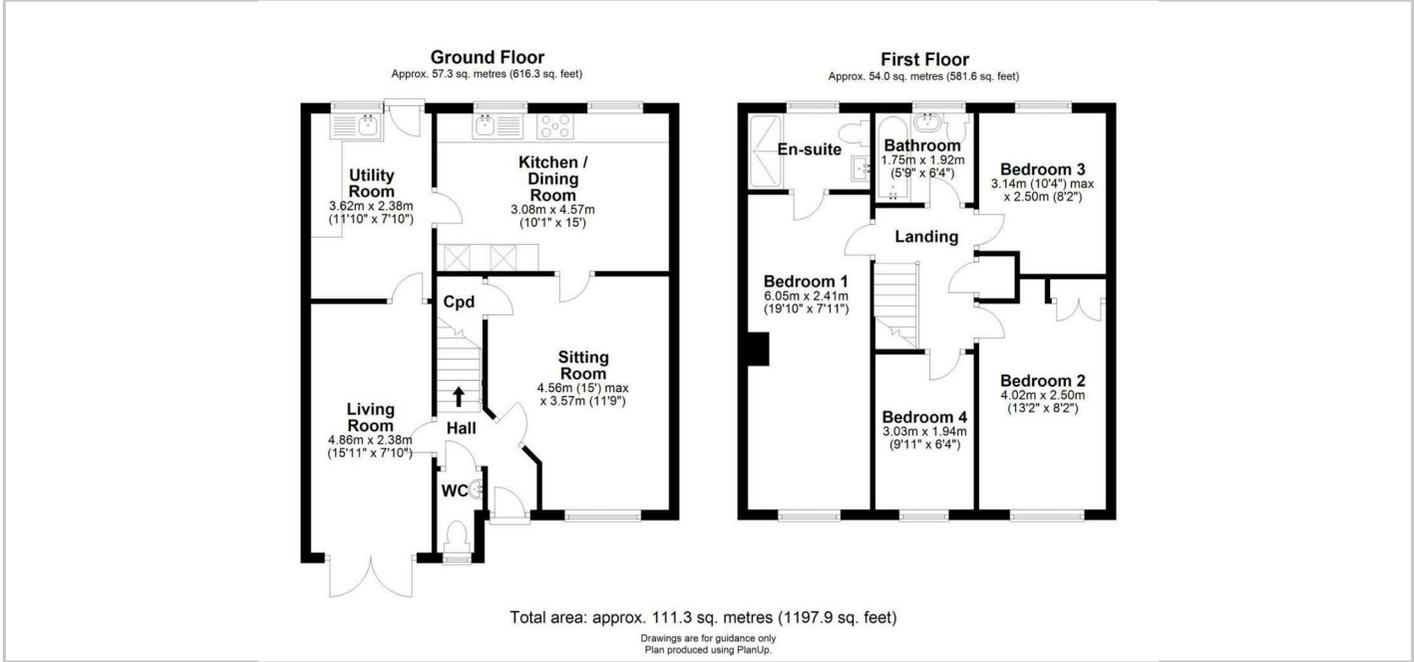
### THE PROPERTY

The property is a well-presented, unfurnished four-bedroom family home offering generous and versatile living space in a popular village location just north of Cambridge.

The property comprises a well-equipped kitchen, separate utility room, bright and spacious sitting room, and an additional snug including a log burner, providing flexible space ideal for a home office or playroom. The master bedroom benefits from its own ensuite shower room, complemented by three further well-proportioned bedrooms and a modern family bathroom. Externally, the property features a private rear garden, perfect for outdoor enjoyment, along with driveway parking to the front.

Waterbeach is a thriving and well-connected village offering a range of local amenities including shops, cafés, pubs, primary schooling and recreational facilities. Excellent transport links include Waterbeach railway station with direct services to Cambridge and London, as well as convenient access to the A10 and A14, making this an ideal home for commuters and families alike.

- Council Tax Band: D
- EPC Rating: C
- Deposit: £2,130
- Holding Deposit: £390
- Minimum 12 Month Tenancy



### Directions

### SITUATION

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	