



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

39 Hillcrest, Bar Hill, Cambridge, CB23 8TG

£1,600 Per Month



THE PROPERTY

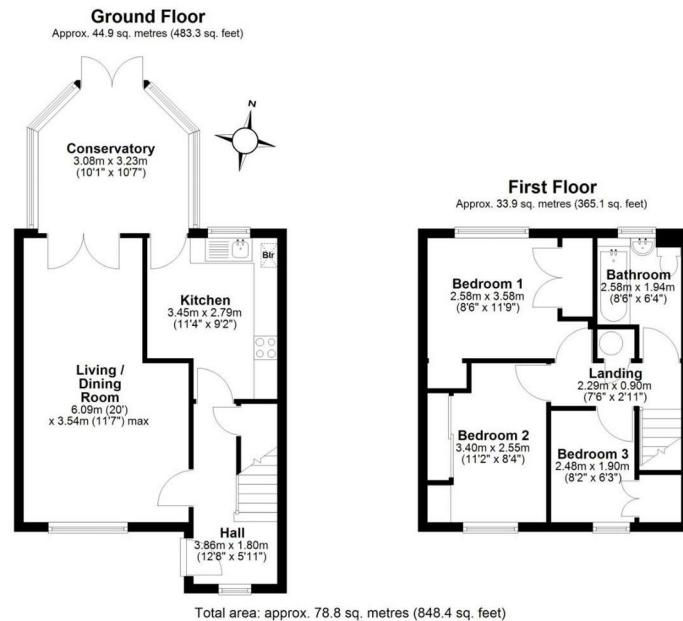
Situated in the popular Hillcrest area of Bar Hill, Cambridge, this well-presented semi-detached home offers comfortable and modern living. The property features two spacious reception rooms and a newly refurbished kitchen, ideal for everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private garden, as well as a garage and shared driveway providing convenient parking and storage.

Located within a friendly community with good access to Cambridge and local amenities, this home is ideal for professional tenants seeking a well-maintained rental property. This property will be managed by the landlords directly.

EPC Rating: C
 Council Tax: C
 Minimum 12 Month Tenancy
 Deposit: £1840
 Holding Deposit: £360

SITUATION



Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73	79	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		