



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET

70 Main Street, Hardwick, Cambridge, CB23 7QU

£1,550 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: £1780

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 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			
England & Wales			