



97 New Road, Cambridge, CB23 1LP  
£3,000 PCM



rah.co.uk  
01223 323130



• Detached House with Annexe • Ample off-street Parking • Large Garden • Versatile Layout • Five Bedrooms • Five Bathrooms • Three Reception Rooms • Sauna • Available Now • Pets Considered

THIS STUNNING DETACHED HOUSE IS LOCATED ON NEW ROAD IN THE PICTURESQUE VILLAGE OF HASLINGFIELD, CAMBRIDGE. THIS PROPERTY BOASTS AN IMPRESSIVE 3 RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH THE FAMILY. WITH 5 SPACIOUS BEDROOMS AND 5 BATHROOMS, THERE IS AMPLE SPACE FOR EVERYONE IN THE HOUSEHOLD.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE ANNEXE, PROVIDING A VERSATILE SPACE THAT COULD BE USED AS A GUEST SUITE OR HOME OFFICE. THE TWO KITCHENS AND UTILITY ROOM OFFER FLEXIBILITY AND CONVENIENCE, MAKING MEAL PREPARATION AND LAUNDRY BREEZE. THE PROPERTY ALSO FEATURES A SAUNA, OFFERING A LUXURIOUS TOUCH FOR UNWINDING AFTER A LONG DAY.

PARKING WILL NEVER BE AN ISSUE WITH SPACE FOR 5 VEHICLES, ENSURING BOTH CONVENIENCE AND PEACE OF MIND. THE LARGE GARDEN IS IDEAL FOR OUTDOOR ACTIVITIES, GARDENING ENTHUSIASTS, OR SIMPLY ENJOYING A CUP OF TEA IN THE FRESH AIR.

EPC RATING: D  
COUNCIL TAX BAND: G  
DEPOSIT £3460  
HOLDING DEPOSIT £390  
MINIMUM TENANCY LENGTH: 12 MONTHS

PARKING  
THERE IS GARAGE PARKING AND A LARGE DRIVEWAY AVAILABLE

WHITE GOODS  
UTILITY FRIDGE/FREEZER, WASHING MACHINE & TUMBLE DRYER CAN BE INCLUDED OR EXCLUDED FROM LET, FLAT GAS COOKER & FRIDGE/FREEZER INCLUDED

UTILITIES, BILLS & PAYMENTS  
ALL UTILITIES TO BE ARRANGED AND PAID FOR BY TENANTS, INCLUDING BUT NOT LIMITED TO COUNCIL TAX, GAS, ELECTRICITY, WATER, BROADBAND, TELEVISION AND TV LICENSE.

SUPPLY  
ELECTRICITY: MAINS  
WATER: MAINS  
HEATING: GAS BOILER & RADIATORS  
SEWERAGE: MAINS

MOBILE PHONE COVERAGE  
MOBILE PROVIDER EE, THREE, O2 AND VODAFONE ARE LIKELY TO HAVE GOOD COVERAGE FOR VOICE AND DATA. PLEASE REFER TO OFCOM FOR GUIDANCE ON MOBILE AVAILABILITY IN THE AREA.

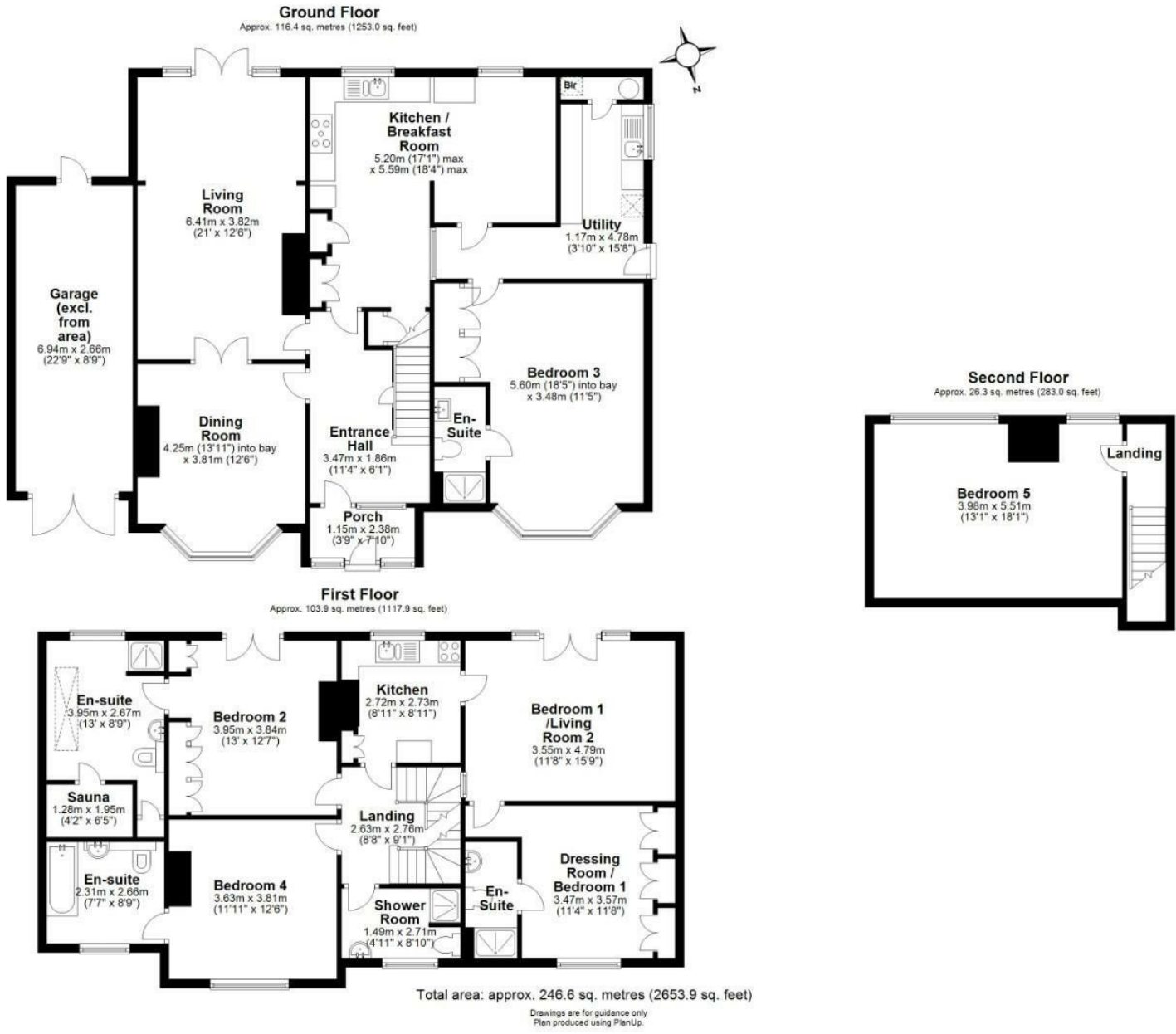
BROADBAND  
FIBRE TO CABINET/SUPERFAST (FTTC) AND OR STANDARD/COPPER (ADSL) BROADBAND IS AVAILABLE AT THE PROPERTY. PLEASE REFER TO OFCOM TO CHECK FOR SUPPLY COVERAGE AND SPEEDS.



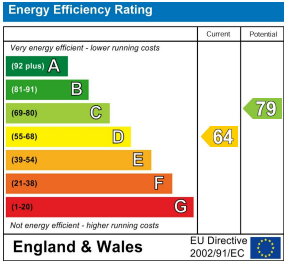




Floorplan



EPC



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.





