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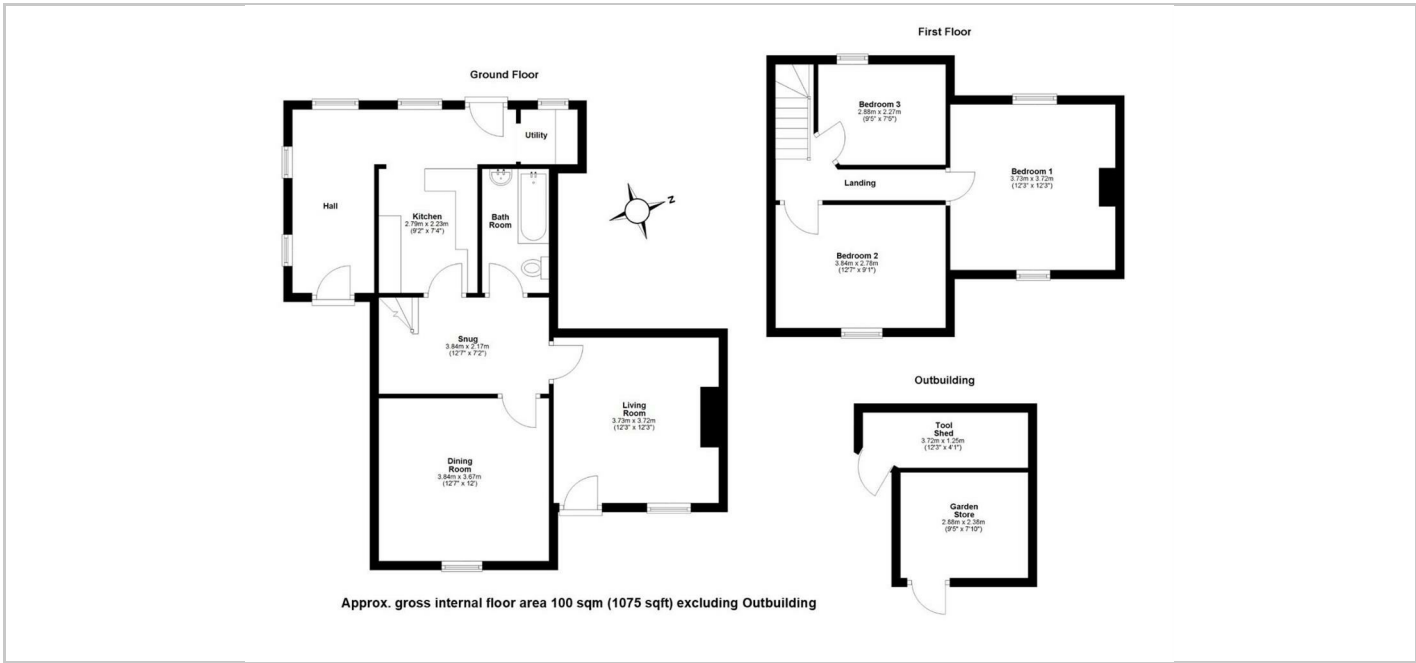
TO LET



32 High Street, Toft, Cambridge, CB23 2RL

£1,800

- Grade II listed semi-detached cottage ■ 1075 Sqft /100 Sqm
- 3 beds, 1 bath, 2 recepts ■ Well equipped kitchen and utility room
- Oil fired central heating to radiators ■ Ample parking
- Council tax band- C ■ Mature and private gardens
- Many original features ■ Chain free



Directions

THE PROPERTY

A charming Grade II listed semi-detached cottage, beautifully presented throughout retaining many original features, set within a generous garden and located centrally within this extremely popular village.

The accommodation comprises a welcoming reception hall with ceramic tile flooring opening to the kitchen/breakfast room which enjoys views over the garden. The kitchen is fitted with attractive cabinetry, solid wood work surfaces and ceramic butler sink, plus a four ring ceramic hob, oven, extractor, fridge/freezer and dishwasher. Additionally there is a utility room with washing machine and dryer. There are two generous reception rooms including a sitting room with feature fireplace, housing a wood burning stove and both boast exposed timber beams and most attractive original brick floor.

From the inner hallway/snug are stairs to the first floor accommodation and a family bathroom just off. Upstairs, off the landing are three good sized bedrooms, all with solid wood flooring.

Outside, the property is set back from the road and screened by hedging, beyond which is a small lawned front garden with flower and shrub borders. There is a gravelled and block paved driveway which provides off road parking for several vehicles. Gated access leads to the rear garden which is laid to lawn with flower and shrub borders and beds and mature trees and bushes. There is a large timber garden store with adjoining tool shed, potting shed.

Council Tax: C
 EPC Rating: E
 Minimum 12 Month Tenancy
 Deposit: £2070
 Holding Deposit: £390

SITUATION

