



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET

71 Macaulay Avenue, Great Shelford, Cambridge, CB22 5AF

£1,500 PCM



## THE PROPERTY

A spacious unfurnished three-bedroom home located in the popular village of Great Shelford, offering excellent access to local amenities, the mainline railway station, Addenbrooke's Hospital, Cambridge City Centre, the M11 and A505.

The property comprises a bright living/dining room, a kitchen/breakfast room with cooker, and a utility area with plumbing for a washing machine. Accommodation includes two double bedrooms, one single bedroom, a family bathroom with shower over bath and wash basin, plus a separate WC.

Externally, the property benefits from off-road parking, access to a single garage, and a large rear garden.

Regular garden maintenance is included in the rent.

The property is managed by RAH.

EPC Rating: D

Council Tax Band: B

Deposit: £1,730

Holding Deposit: £340

Minimum 12 Month Tenancy

## SITUATION

## Directions

