



Radcliffe & Rust
Residential sales & lettings

11 Church Close, Cottenham CB24 8SL
£1,450 PCM

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let this unique and quite charming detached period property in Cottenham, CB24. Cottenham is just five miles North of the centre of Cambridge, twelve miles from the centre of Ely and is perfectly placed for the commuter being just four and a half miles from Waterbeach train station, four miles from Cambridge Business and Science Parks and six miles from the A14/M11. Cottenham enjoys a wealth of local amenities including GP surgeries, a dentist, pharmacy, butchers, bakery and two public houses. Cottenham also offers both a primary school (Cottenham Primary) and secondary school (Cottenham Village College) which are both within 1.5 miles of the property.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this stunning period property in Cottenham, CB24. Rarely available, this detached property comes to the market on a part-furnished basis and is available from early May 2022.

Upon entering the property, you are welcomed in to the property's hallway. With a feature internal sash window, the hallway leads into the dining room. The dining room is flooded with light thanks to the large feature window which offers views in to the rear garden and has space for a large dining table and chairs. Within the dining room are the stairs leading to the first floor. Between the living and dining rooms are attractive opaque glass sliding doors which can be kept open for open plan living or closed off for a cosy evening in front of the TV. The living room has a log burner with wallpapered chimney breast creating interest and a focal point within the space. This room can comfortably fit an L shaped sofa and because it is located at the front of the property, it has lovely views to the church opposite.

At the rear of the ground floor is the galley style kitchen. This modern and inviting space consists of dark blue wall and base units with a contrasting wooden style worktop. The boiler is housed within the kitchen and there is also a washing machine, large American style fridge freezer, dishwasher, electric oven and five ring gas hob. At the end of the kitchen is a single half glazed door leading to the rear garden.

On the first floor, there are two double bedrooms, a single bedroom / nursery / office and the family bathroom. Both double bedrooms overlook the front of the property and have stunning views of the church through the sash windows. The double bedrooms are very similar in size with one having a built-in cupboard and feature sage green wall while the other has built-in wardrobes and cupboards with a feature dark blue wallpaper on one wall. The third bedroom / office / nursery is located next to the family bathroom and is currently used as an office with space for a desk and office chair. The family bathroom consists of a bath with overhead shower and glass screen, W.C., hand basin, white heated towel rail and white floor to ceiling wall tiles with a feature patterned tile running through the centre of the tiles around the room. Within the family bathroom is also the airing cupboard

Outside to the rear of the property, is a stunning courtyard garden consisting of different levels of raised planters and seating areas. Offering a low maintenance outdoor space, this garden has been very cleverly designed to really maximise

impact and use of space. Parking for the property is opposite the property and is offered on a first come first served basis with the neighbours.

In summary, this is a stunning property that has been decorated in a stylish but practical way and would make an ideal home for either a family or professionals.

Please call us on 01223 307898 to arrange a viewing and for all of your residential lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available early May 2022 on an initial 12 month agreement on a part furnished basis.

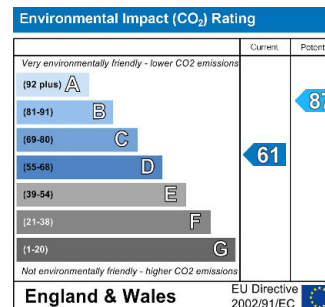
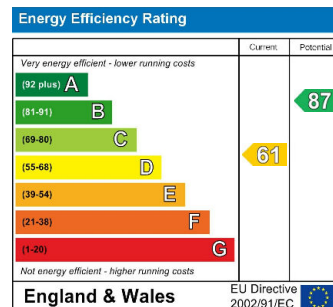
Deposit £1,725 Council tax band C.

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

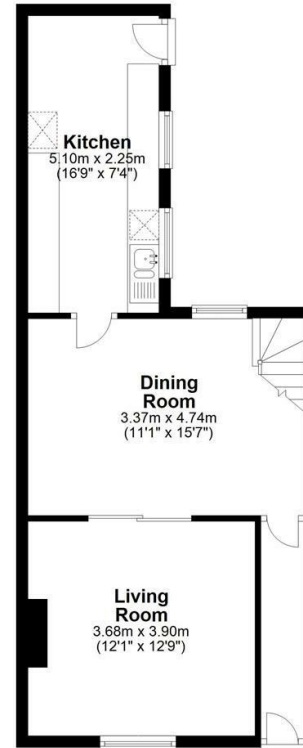
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

