



TO LET
CHURCH CLOSE,
GREAT WILBRAHAM



£1650 PCM

This is a well-presented family home in the village of Great Wilbraham. The property benefits from a good-sized landscaped rear garden and off-street parking.

Features

- ✓ Part Furnished
- ✓ Off-Street Parking
- ✓ Garden Room
- ✓ 3 Bedrooms
- ✓ Village Location
- ✓ Landscaped Rear Garden



**ANTONY DAVIS
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Please Note This Property is Available Now

We are delighted to offer this well-presented family home in the village of Great Wilbraham. The property benefits from a good-sized landscaped rear garden and off-street parking.

As you arrive, the property benefits from a front porch. As you enter through the composite door, into the lobby, there is room for coats and shoes. From here, there is an internal door that takes you through to the inviting entrance hallway, with stairs in front leading to the first floor. Further on into the hallway takes you through to the Kitchen.

The kitchen has a range of base and wall units, with an electric oven and hob, undercounter fridge, and window to the rear aspect, overlooking the garden. Just off the kitchen, there is a utility with large freezer and further worktop space.

On the left of the kitchen, there is an opening into the dining room, with windows and doors leading to the rear aspect. The dining area then leads into the lounge, featuring a large window to front aspect.

Further on from the kitchen, there is a lobby area which includes a cloakroom with WC and wash basin. Beyond this, there is an additional reception room, which can be used as a garden room, or home office with French doors leading to the garden.

First Floor

There are two double bedrooms and a third bedroom, along with bathroom with large walk-in shower cubicle.

Outside

Off-Street Parking, with mature planting at the front of the garden. The rear garden can also be accessed through the side alleyway.

To the rear of the property, there is a good sized landscaped garden with terraced seating areas, mature planting and a large garden shed.

Great Wilbraham

This lovely village is host to idyllic countryside views, a wealth of local history including the present Church which dates from the 12th Century and all of the anticipated charm and character of an English village. There is a local post office/shop and various local businesses. The village has a strong community presence, and the Great Wilbraham Parish Council meets fortnightly to discuss village events. There is a local primary school which has maintained a Good Ofsted rating in the recent years.

The village is just a 15-minute drive to Cambridge City Centre, where there are brilliant historical buildings, many associated with the esteemed University of Cambridge and plenty of popular shops, restaurants and other amenities. The PR2 bus route from Stetchworth to Cambridge City Centre runs through Great Wilbraham and will take roughly 32 minutes to arrive at Cambridge Drummer Street Station. Road access to A11/A14 and M11 motorway.

Please note that the tenancy deposit, bills and other fees are excluded from this rental amount.

Tenancy Fees and Charges

(As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement).

In Advance of the Tenancy:

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

Television Licence

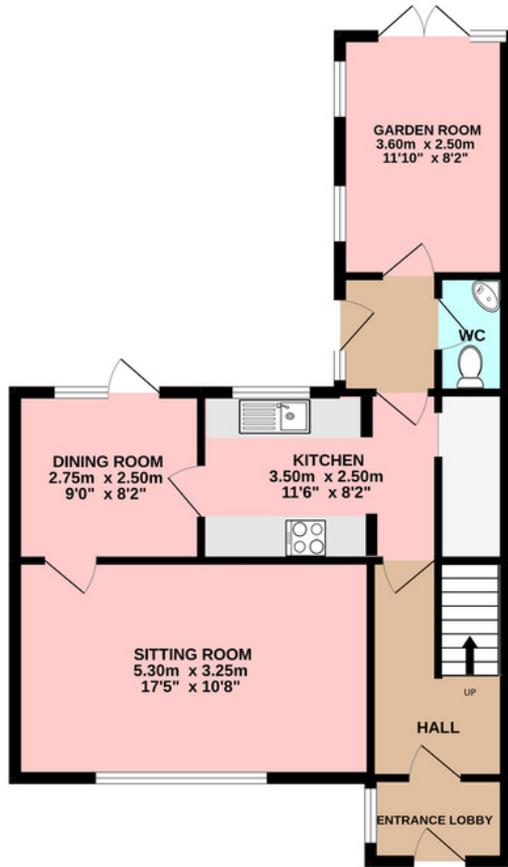
Installation of cable/satellite and communication services

Insurance (for your personal and own contents)

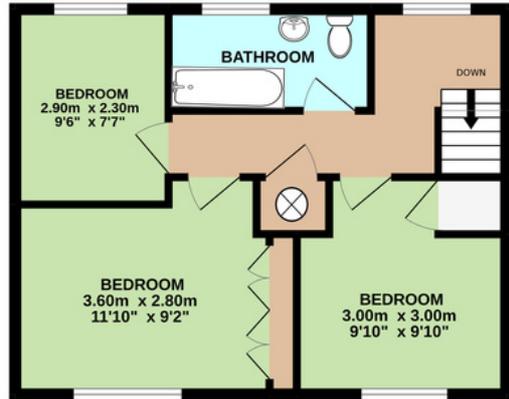
Garden maintenance

Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS

GROUND FLOOR
57.3 sq.m. (617 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 99.3 sq.m. (1068 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EPC BAND: E
COUNCIL TAX BAND: C
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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