

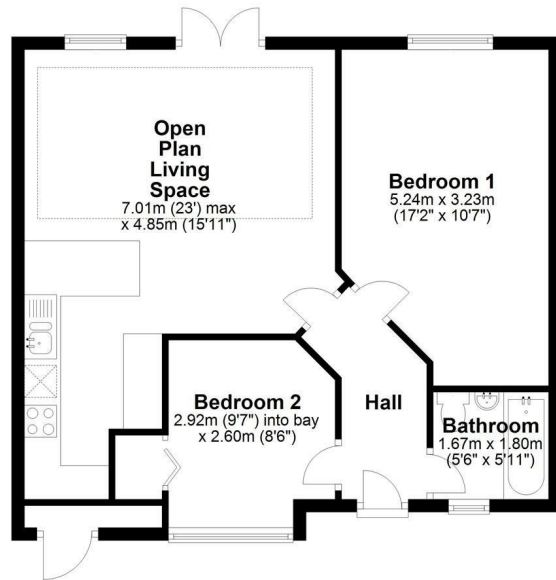


24 High Street, Cambridge, CB23 8AB  
£1,450 Per month



### Floor Plan

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 59.2 sq. metres (636.8 sq. feet)

- Pet Friendly Property
- Desirable Village Location
- Two Bedrooms
- Off-road Parking
- Flexible With Furnishing
- Adjacent to Madingley Hall and Gardens
- Catchment for Comberton Village College

A beautifully presented two bedroom bungalow with off road parking and a delightful private garden, situated in the highly desirable village of Madingley, just a few miles north of Cambridge.

The property comprises a well proportioned double bedroom positioned to the front of the property, furnished with a double bed and bedside tables, and benefiting from a large window allowing plenty of natural light. There is also a useful integrated wardrobe. Opposite is a modern, fully tiled family bathroom featuring a bath with shower above, wash basin and wc.

The primary bedroom is a generous double with ample space for both a bed and seating area, and enjoys lovely views over the rear garden.

To the rear of the property is a thoughtfully designed open plan kitchen and living area. This is a particularly bright space thanks to skylights and large glazed doors which provide direct access to the garden. The kitchen is finished to a modern standard and includes integrated appliances comprising a fridge freezer, washing machine and slimline dishwasher.

The rear garden is private and enclosed, mainly laid to lawn with a paved area ideal for outdoor seating and entertaining. There is an allocated parking space located to the rear of the terrace.

Madingley is a picturesque village approximately four miles north west of Cambridge, offering convenient access to the Business and Science Parks, as well as the A14 and M11.

Council Tax Band B & EPC Rating D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.