

Copel Close, Highfields Caldecote, Cambridge, CB23 7ZQ

CHEFFINS

CHEFFINS

Copel Close

Highfields Caldecote, Cambridge, CB23 7ZQ

3 2 2

£1,500 PCM

- Available from 04/12/2026
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Carport & parking
- Garden



A 3 bedroom house located in this popular and well served village with easy access to Cambridge. The accommodation comprises entrance hall, sitting room, kitchen/dining room, cloakroom, principal bedroom with en suite shower room, 2 further bedrooms and bathroom. Enclosed rear garden, carport and off street parking. Unfurnished. Available from 04/12/2026. EPC: C and Council Tax Band: D.









LOCATION

Highfields Caldecote lies approximately 7 miles west of Cambridge, is well located for access to major road networks including the M11, A14 and sits within Comberton Village College Catchment. The village has a range of local amenities including a village store, petrol station, primary school, social club, village hall and recreation ground with sports pavilion. Further amenities including a Morrisons supermarket can be found up the road in nearby Cambourne.

ENTRANCE HALL
with stairs rising to first floor, doors to cloakroom, sitting room and:

KITCHEN/DINING ROOM

KITCHEN AREA
fitted with base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, microwave combination oven and induction hob with extractor above, pantry cupboard, fridge freezer, dishwasher, washing machine, door to carport and open to:

DINING AREA
with patio doors to rear garden and double doors to:

SITTING ROOM
with bay window to front aspect and door to entrance hall.

CLOAKROOM
with WC, wash basin with mirror above and window to side aspect.

STAIRS/LANDING
with airing cupboard. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1
with built in double wardrobes, window to rear aspect and door to:

EN SUITE SHOWER ROOM
with shower enclosure, WC, wash basin with mirror above and window to side aspect.

BEDROOM 2
with built in double wardrobe and window to front aspect.

BEDROOM 3
with built in wardrobe and dual aspect with windows to front and rear aspects.

BATHROOM
with shower over bath, WC, wash basin and windows to front and side aspects.

OUTSIDE

PARKING
carport to the side and parking to front.

GARDEN
enclosed rear garden principally laid to lawn with patio and shed

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £346
Deposit - £1730





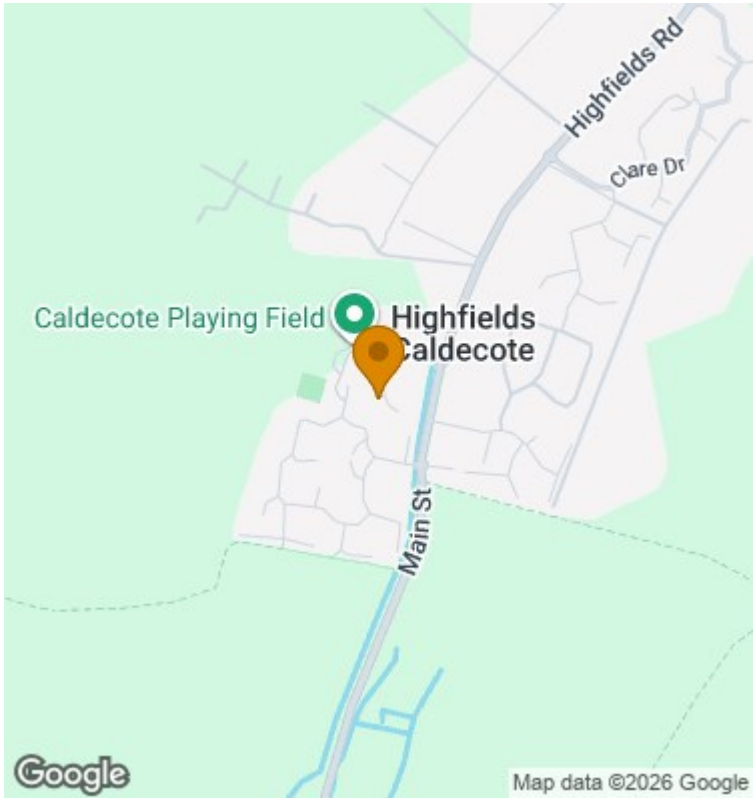


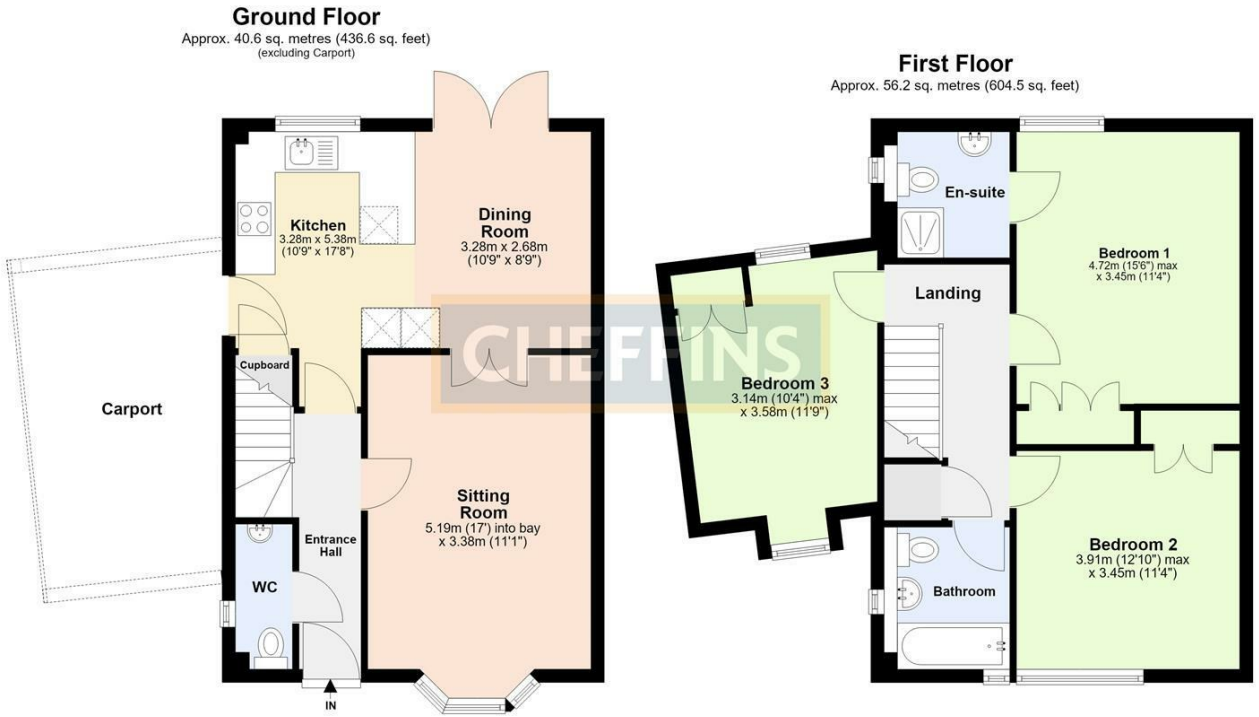




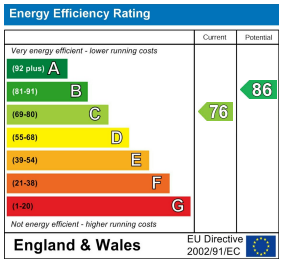








Total area: approx. 96.7 sq. metres (1041.1 sq. feet)



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.