







Bush & Co.

# 88 Chalklands, Cambridge - £1,470 PCM

A well presented three bedroom semi detached house in quiet cul de sac located in popular South Cambridge village of Linton with a variety of shops, amenities, primary and secondary schools and quick access to Granta Park, Cambridge City, Addenbrookes Hospital and major road links including the A11, M11 and A14.

## Living Room
17'10" x 10'5" (5.44 x 3.19)
Spacious front living room with wood effect laminate floor leading to conservatory (2.79 x 1.82m)

## Kitchen
14'8" x 10'4" (4.49 x 3.15)
The modern kitchen can be accessed from the living room and entrance hallway and is equipped with with an electric hob with extractor fan, electric oven, fridge freezer and dishwasher

## Utility
7'0" x 6'5" (2.14 x 1.98)
The Utility room is located off the kitchen which has plumbing for a washing machine and houses the gas boiler

## Bedroom 1
12'2" x 10'2" (3.72 x 3.11)
Front principle bedroom with wardrobe

## Bedroom 2
10'9" x 9'8" (3.30 x 2.96)
Second double bedroom which is also located at the front of the house

## Bedroom 3
7'10" x 7'10" (2.41 x 2.40)
Rear single bedroom with wardrobe which could also be used as a study/office space

## Bathroom
First floor bathroom with shower over bath, WC, hand basin and heated towel rail

## Garden & Parking
Enclosed rear garden mostly laid to lawn with paved patio area and driveway parking comfortably fitting two cars

## Key Information
EPC Rating – D
Council Tax Band – C (South Cambridgeshire Council)
Rent – £1470 pcm (£339 pw)
Deposit – £1696
Available unfurnished now
Long term tenancy

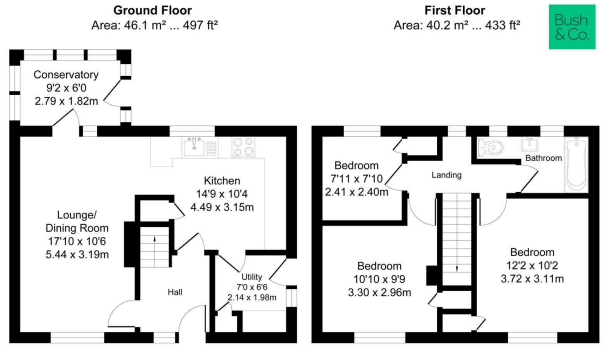
- Semi Detached House
- Driveway Parking
- Two Reception Rooms
- 86.3 sqm / 930 sqft
- Conservatory
- Three Bedrooms
- Unfurnished
- Rear Enclosed Garden
- Modern Fitted Kitchen & Bathroom
- Double Glazing & Gas Central Heating



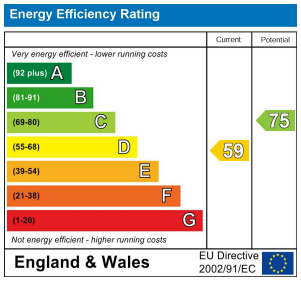


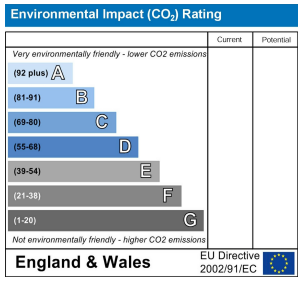







Total Area: 86.3 m² ... 930 ft²
All Measurements are approximate and for display purposes only




## IMPORTANT NOTICE

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 tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.


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