



# 27, Whitehall Gardens

Duxford, Cambridge,  
CB22 4QL  
£1,250 pcm

country  
properties



Located in the popular village of Duxford is this three bedroom mid terrace property comprising of front garden, lounge, kitchen/diner, three bedrooms, family bathroom rear garden and resident parking to the front. Available late August. EPC Rating D. Council Tax Band B. Holding Fee £28846. Deposit £1,442.31.

- Three Bedrooms
- EPC Rating D
- Council Tax Band B
- Holding Fee £288.46
- Deposit £1,442.31
- Available Late August

### Front Garden

Wooden gate. Pathway leading to front door. Hedgerow surrounding front garden.

### Lounge

16' 05" x 11' 08" (5.00m x 3.56m)  
Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Stairs rising to first floor. Smoke alarm. Heating thermostat. TV aerial point. BT telephone and internet socket. Alcove with shelves. Feature fireplace (non operational). Wooden door to under stairs storage cupboard. Wooden door to:

### Kitchen/Diner

16' 04" x 9' 01" (4.98m x 2.77m)  
Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden door to rear garden. Wall mounted oil boiler. Wall and base units with work surfaces over. Composite one and a half bowl sink and drainer. Built in electric oven and hob with extractor hood over. Space for a fridge/freezer. Space for a washing machine. Space for a dishwasher. Space for a tumble dryer. Wall mounted heating and hot water control panel.

### Stairs and Landing

Brand new carpet. Wooden skirting boards. Radiator. Loft hatch (Not To Be Used). Smoke alarm. Wooden doors to all rooms:

### Bathroom

5' 11" x 6' 01" (1.80m x 1.85m)  
Tiled flooring. UPVC double glazed obscured window to rear aspect. Low level WC. Wash hand basin with vanity unit. Bath with wall mounted electric shower. Wall mounted towel radiator. Wall mounted extractor fan.





## Bedroom Two

9' 03" x 8' 10" NT x 8' 00" (2.82m x 2.69m NT x 2.44m)  
Brand new carpet. Wooden skirting boards.  
Radiator. UPVC double glazed window to rear aspect. wooden door to built in wardrobe with hanging rail and shelf. Wooden doors to airing cupboard housing hot water tank with fitted shelving.

## Bedroom One

10' 07" x 11' 09" NT x 9' 08" (3.23m x 3.58m NT x 2.95m)  
Brand new carpet. Wooden skirting boards.  
Radiator. UPVC double glazed window to front aspect. TV aerial cable. two sets of double wooden doors opening to built in wardrobe with shelves and drawers.

## Bedroom Three

5' 05" x 7' 09" (1.65m x 2.36m)  
Brand new carpet. Wooden skirting boards.  
Radiator. UPVC double glazed window to front aspect. Built in single bed with mattress and storage below.

## Rear Garden

Laid to artificial lawn. Patio area. Wooden gate to rear access for bins. Oil tank. Large shed with light.

## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.  
Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW  
T: 01763 245121 | E: royston@country-properties.co.uk  
www.country-properties.co.uk

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