



25, Cambridge Road

Wimpole, Royston,
Cambridgeshire, SG8 5QD

£1,350 pcm

country
properties

A two bedroom property comprising of separate lounge, kitchen, office/playroom and shower room as well as two bedrooms on the first floor. Externally there is a large outbuilding which has light, power and heat ideal as a home office. There is off road parking to the front of the property. Small pets considered. Available mid/late July. EPC rating E. Council Tax Band C. Holding fee £311.54. Deposit £1,557.69.

Ground Floor

Front Garden

Paved. Parking area. Outside light. UPVC front door.

Porch

Brick walls. UPVC double glazed window to side. UPVC double obscured glazed window to side. Wooden door into:

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)
Wooden flooring. Wooden skirting boards. Wooden sash style window to front. Storage heater. Open fireplace. Wooden door into:

Kitchen

Tiled flooring. Wooden skirting boards. Wall and base units with work surface over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap. Sash style window to rear. Built in fridge freezer, dishwasher, oven and hob with extractor over. Under stairs storage cupboard.

Inner Hallway

4' 10" x 3' 02" (1.47m x 0.97m)
Tiled flooring. Storage heater. Wooden skirting boards. Loft hatch (not to be used). Storage cupboard housing washing machine with storage. Wooden door into:

Bathroom

5' 05" x 3' 10" (1.65m x 1.17m)
Tiled flooring. Low level wc, wash hand basin with unit. Shower cubicle. Window to side. Skylight window. Wall mounted Dimplex heater. Wooden door to storage. Storage heater. Wall mounted vent. Wooden door to

Passage way

Carpeted. Brick walls. Wooden door to bin storage. Door to:

Office/Playroom

11' 02" x 8' 04" (3.40m x 2.54m)
Wooden laminate flooring. Wooden skirting boards. Skylight window. Window to rear. Wall mounted heater. Door to rear garden.

First Floor

Stairs and landing

Carpeted. Wooden door to:

Bedroom One

13' 01" (narrowing to 11'11") x 11' 10" (3.99m x 3.61m)
Carpeted. Wooden skirting boards. Sash style window to front. Storage heater. Loft hatch (not to be used)



Bedroom Two

7' 10" x 8' 11" (2.39m x 2.72m)

Carpeted. Wooden skirting boards. Storage heater.
Sash style window to rear. Built in wardrobes.

Outside

Rear Garden

Patio area. Outside light and tap. Soil borders.
Leading down to gateway. Mainly laid to lawn.
Borders shrubs. Shed. Decking area to large
outbuilding with power, light and heater.

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+) A		88
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
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

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