



# 40, Whitehall Gardens

Duxford, Cambridge,  
CB22 4QL  
£1,295 pcm

country  
properties



Nestled in the picturesque village of Duxford, this delightful two-bedroom terrace property offers the perfect blend of comfort and convenience. With views over a green area to the front, this home is ideal for those seeking a tranquil yet accessible location. Comprising of entrance hall, kitchen, lounge/diner, two bedrooms, bathroom and rear garden. To the front of the property is allocated parking on a first come first served basis. Located just a short distance from local amenities, schools, and transport links, this home offers both a peaceful retreat and easy access to everything you need. EPC rating E. Council Tax Band C. Holding Fee £290.54. Deposit £1,452.69.

- Two Bedroom Terraced House
- Close To Local Amenities
- EPC Rating E
- Council Tax Band C
- Holding Fee £290.54
- Deposit £1452.69

### Front Garden

Mainly laid to lawn. Pathway leading to front door. Porch over front door. UPVC double glazed front door into:-

### Entrance Hall

Wooden flooring. Wooden skirting boards. Fuse box. Electric meter. Wooden door to under stairs storage cupboard. Smoke alarm.

### Kitchen

11' 09" NT x 9' 02" x 9' 00" (3.58m NT x 2.79m x 2.74m)  
Tiled flooring. UPVC double glazed window. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Space for fridge/freezer. Washing machine (can be removed or will be gifted). Dishwasher (can be removed or will be gifted). Wall mounted heated radiator. Hot water tank and associated pipe work.

### Lounge/Diner

18' 05" x 13' 04" NT x 8' 11" (5.61m x 4.06m NT x 2.72m)  
Wooden flooring. Wooden skirting boards. Two wall mounted electric heaters. UPVC double glazed sliding patio door to rear garden. Wooden window to side aspect. TV aerial point. Smoke alarm. Wooden door to:-

### Stairs and Landing

Wooden window. Wall mounted electric heater. Stairs rising to first floor. Carpet being replaced. Wooden skirting boards. Stair gate. Loft hatch (Not To Be Used). Smoke alarm.

### Bathroom

6' 02" x 5' 11" (1.88m x 1.80m)  
Vinyl flooring. Wooden skirting boards. Obscured double glazed window. Wash hand basin. Low level WC. Bath with electric shower over. Wall mounted heated towel radiator.

### Bedroom Two

9' 09" NT x 8' 08" x 9' 01" (2.97m NT x 2.64m x 2.77m)  
Carpet being replaced. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed window. Wooden door opening to storage area with fitted shelves.





## Bedroom One

13' 06" x 11' 08" (4.11m x 3.56m)

Carpet being replaced. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed window. Telephone socket. Wooden door to built in storage area with hanging rails, shelving and window.

## Rear Garden

Mainly laid to lawn. Wooden gate to rear access. Pathway. Mature shrubs. Wooden flower bed. Fully Enclosed.

## 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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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

country  
properties