

To Let



pocock & shaw

Residential sales, lettings & management



High Street, Chesterton, CB4 1NJ

EPC: D

£1,300 pcm Furnished

2 Bedrooms

Available 13th August 2019

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

[www.pocock.co.uk](http://www.pocock.co.uk)

01223 322552



87 High Street  
Chesterton Cambridge  
CB4 1NJ

A very well maintained modern 2 bedroom Victorian cottage in a convenient spot within easy walk/cycle to the city centre. Good access to Science/Business Park and the new Cambridge North Railway Station.

- 2 Bedrooms
- 1 Bathroom + WC
- Smeg Appliances
- Enclosed rear Garden
- Close to Science Park & Rail Station
- Good Access to City Centre
- 2 Reception Areas
- Many appealing features
- Viewing highly recommended

**Viewings by appointment**

Rent: £1,300 pcm

This appealing two bedroom Victorian terraced house is located in Chesterton and close to a selection of local shops. The Cambridge North Rail station is within easy reach as is the river cam and city centre.

**SITTING ROOM** 9' 09" x 10' (2.97m x 3.05m) Bay window to front, ornamental fireplace, radiator, phone points, Virgin connection, timber floorboards

**SECOND SITTING/DINING AREA** 12' x 10' 11" (3.66m x 3.33m) With wood burner, radiator, built in storage, TV point, timber flooring.

**KITCHEN** 13' 04" x 10' 04" (4.06m x 3.15m) with good range of built in units with timber block work surfaces, Smeg gas hob, Smeg oven, Smeg fridge/freezer, washing machine, dishwasher, skylights, door to rear, attractive ceramic tiled flooring.

**CLOAKROOM** with wc, basin.

**LANDING** with storage over stairs.

**BEDROOM 1** 9' 09" x 10' 07" (2.97m x 3.23m) Window to rear, radiator, built in wardrobes, with access to bathroom through Bed1

**BEDROOM 2** 10' x 10' 11" (3.05m x 3.33m) Window to front, built in wardrobes, radiator.

**BATHROOM** with window to rear, shower over bath; heated towel rail, wc, basin, mirror, gas boiler, access to bathroom through Bed 1

**OUTSIDE** Sunny Rear paved garden with access through a rear passage. 26 x 12ft approx.

Council Tax Band: C

No smokers. No pets. No sharers.

Ref: L1413

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 38.8 sq. metres (417.7 sq. feet)



**First Floor**  
Approx. 29.5 sq. metres (317.2 sq. feet)



## Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

### Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

**OR**

Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

### Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they will also be sent to our reference company so they can be verified.

## Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

## Costs a tenant will potentially incur in relation to a tenancy post 1st June 2019

We may charge a tenant any or all of the following when required:

1. The rent;
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year;
3. A holding deposit of no more than one weeks' rent;
4. Default fee for late payment of rent (after 14 days);
5. Reasonable charges for lost keys or security fobs;
6. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant;
7. Payments associated with early termination of the tenancy, when requested by the tenant; and
8. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.