

To Let



pocock & shaw

Residential sales, lettings & management



Claygate Road, Cambridge, CB1 9JZ

ECP: C

£1,350 pcm Unfurnished

3 Bedrooms

Available 15th November 2017

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

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30 Claygate Road
Cambridge
Cambridgeshire
CB1 9JZ

A recently refurbished 3 bedroom semi detached house offered unfurnished, in a quiet and established part of Cherry Hinton close to the High Street

- Refurbished property
- Close to shops
- Sought after location
- Newly fitted kitchen
- Redecorated throughout
- Newly fitted carpets
- Aqualisa shower unit over bath
- Garden and driveway parking
- Must be viewed to be fully appreciated

Viewings by appointment

Rent: £1,350 pcm

Claygate Road is a quiet residential road situated off Chelwood Road in the established part of Cherry Hinton close to the High Street where there is a good range of local shops and other facilities including library and doctors surgery. Well respected primary and secondary schools are nearby and the city centre is about two and a half miles away. There are regular bus services and the location is good for access to Addenbrookes Hospital and the areas principle road routes.

Built around the 1960s, the property has just been extensively refurbished to provide spacious and well arranged accommodation with good size rooms. It is equipped with gas central heating and sealed unit double glazing. There is an attractive south east facing rear garden which is about 60ft deep and an attached brick built garage.

The landlord would prefer a family or professional couple although sharers may be considered on merit.

ENTRANCE HALL stairs to first floor, doors to

CLOAKROOM window to side, wc, wash hand basin with tiled splashback, wall mounted Bax gas central heating boiler, electric panel radiator, ceramic tiled floor.

SITTING ROOM 13' 3" x 13' (4.04m x 3.96m) double glazed window to front, mantelpiece with tiled inset and hearth, electric coal effect fire, archway to

DINING ROOM 10' 5" x 9' 3" (3.18m x 2.82m)
sliding patio doors to conservatory, coved archway to kitchen.

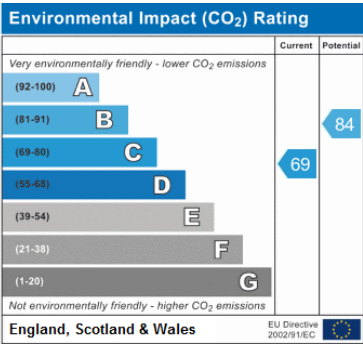
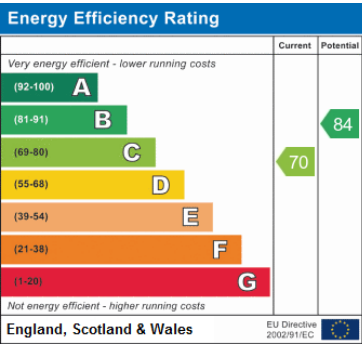
CONSERVATORY 12' 6" x 9' 3" (3.81m x 2.82m)
upvc double glazed conservatory with wall lights, power points, ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM 10' 5" x 9' 11" (3.18m x 3.02m) newly fitted kitchen with excellent range of cream high gloss units, four ring gas hob with extractor hood over and electric oven below, space and plumbing for washing machine (landlord willing to supply if requested), slim line dishwasher, understairs cupboard, space for fridge/freezer, breakfast bar area, ceramic tiled flooring, door to garage.

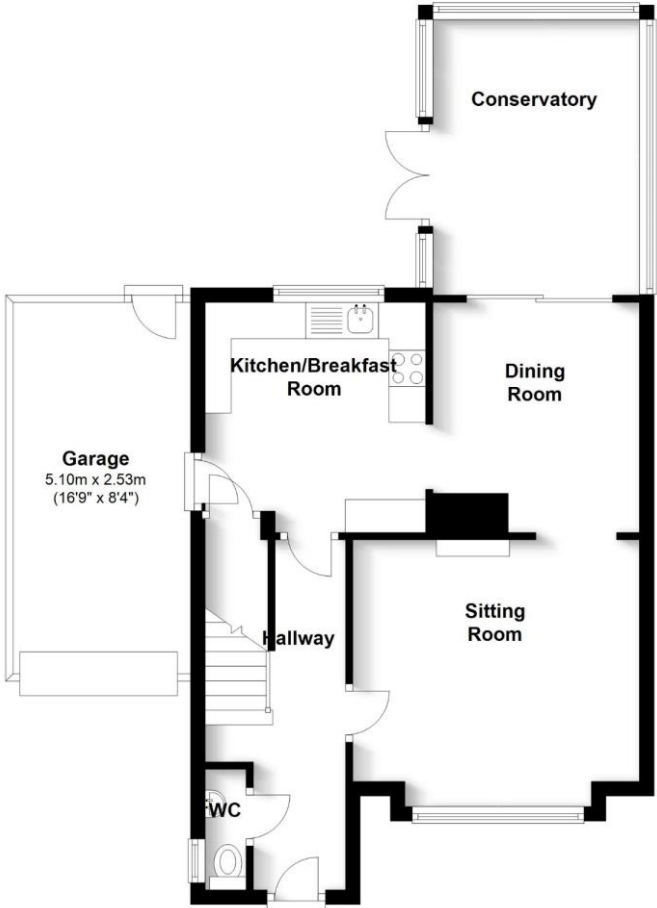
FIRST FLOOR
LANDING window to side, airing cupboard, doors to

BEDROOM 1 13' 7" x 11' 3" (4.14m x 3.43m)
window to front, wardrobe units, radiator.

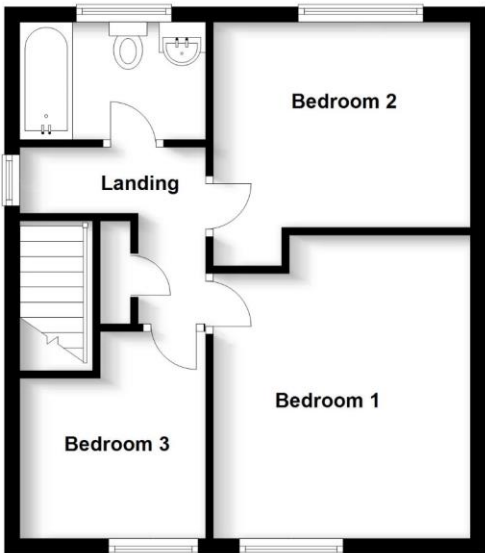
BEDROOM 2 11' 3" x 8' 11" (3.43m x 2.72m)
window to rear, radiator.



Ground Floor



First Floor



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.

Guide to Charges

All charges are reviewed annually by Pocock & Shaw and can therefore be subject to change. All charges shown include VAT at the prevailing rate unless otherwise stated.

£100 holding deposit is required along with the following application fees:

Single person £200.00

Couple or 2 sharers £270.00

For each addition adult applicant thereafter add £70

Each guarantor will be charged £70.

Company let: £270 using our contract. If your company requires a different form of contract there may be an addition charge.

IMPORTANT

After payment of fees, the holding deposit and the return of application form, the property will be removed from the market and referencing will commence. If you decide not to proceed with the tenancy for any reason, these fees and holding deposit will not be refunded. If the landlord decides not to let the property for any reason other than non-receipt of satisfactory references, all fees and the holding deposit paid by the tenant will be refunded. On commencement of the tenancy the holding deposit will be set towards the main property deposit. All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of all initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy: The deposit is equivalent to one and a half months rent.