



**134 The Sycamores, Milton, Cambridge, CB24 6ZN**

**£1,600 Per month**

# 134 The Sycamores, Cambridge CB24 6ZN

A nicely presented two-bedroom semi-detached house in a sought-after North Cambridge village, offering easy access to Milton Science Park, Cambridge City Centre, nearby villages, and major routes including the A14 and M11.

Allocated parking space.

Unfurnished.



Council Tax Band: C



### Lounge

Carpeted flooring with a bay window at the front and stairs leading to the first floor.

### Kitchen

A modern fitted kitchen featuring base and wall units, worktops, a sink beneath a front-facing window, an oven, a gas hob with an extractor above, and a washing machine. Space is also available for a fridge freezer.

### Bedroom 1

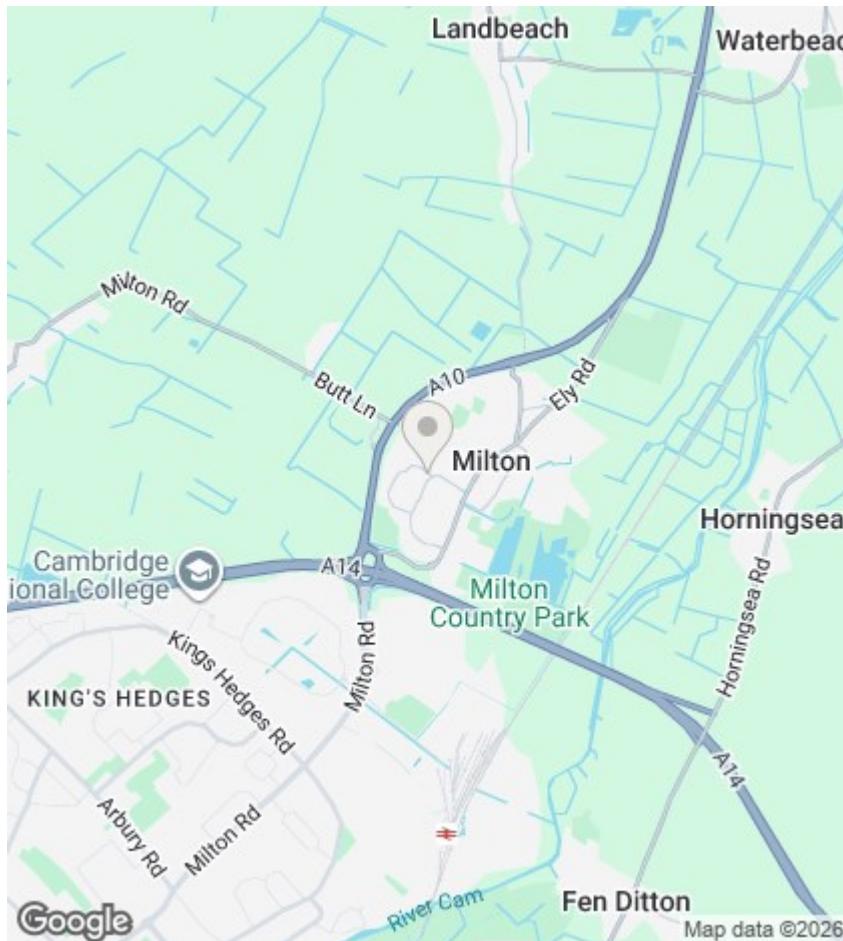
Spacious double room, carpeted and featuring a front-facing window, with a free-standing wardrobe.

### Bathroom

Modern suite featuring a shower enclosure, WC, wash basin with base unit, wall mirror, and heated towel rail.

### Bedroom 2

Single room, carpeted, with a fitted shelf and hanging rail.



Directions

## Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	