High Street | Toft | Cambridge | CB23 2RL

£1,800 Per Month

COOKE CURTIS & CO

High Street | Toft
Cambridge | CB23 2RL
£1,800 Per Month

A charming and characterful three-bedroom 1880s cottage, offering surprisingly generous accommodation arranged over two floors, with plenty of original-style features throughout. The property is offered fully furnished with the main items of furniture as photographed, making it well suited to tenants looking for a ready-to-move-into home.

- 99 sqm / 1068 sqft
- Council tax band - C
- Oil Central Heating
- Part furnished
- 3 bed / 2 recep / 1 bath
- EPC 41 / E
- Driveway and on street parking
- Available Now

Entering the property, the inner hallway provides access to the principal ground-floor rooms. The living room is full of cottage character, with exposed ceiling beams, a brick fireplace and log burner forming an attractive focal point. Please note that the log burner is a decorative feature only and is not available for use.

A separate dining room provides a good-sized additional reception space, again featuring exposed beams and traditional flooring. There is also a further reception/study area, offering useful flexibility for home working or as an additional sitting space.

The kitchen/breakfast room sits towards the rear of the cottage and has a warm, traditional feel, with wooden worktops and ample storage. Appliances include a fridge/freezer and dishwasher, while the adjoining utility room houses the washing machine and tumble dryer. The extended breakfast/dining area benefits from plenty of windows overlooking the

LE CREUSET

garden and provides space for a dining table.

Also on the ground floor is the family bathroom, fitted with a bath and shower over, WC and wash basin.

Upstairs are three bedrooms. The principal bedroom is particularly characterful, with a vaulted/sloping ceiling, wooden flooring and windows to both sides. The second bedroom provides a single bed in a double room, while the third is a smaller single bedroom, ideal as a child's room, guest room or study.

Outside, the property benefits from a generous enclosed garden, predominantly laid to lawn with established planting and hedging. There is also a useful outbuilding and a gravelled area to the front/side of the property.

Being an 1880s cottage, the property retains many of the quirks and features associated with a home of this age, including varying ceiling heights throughout.

The property is offered part furnished, to include the main/large items of furniture shown in the marketing photographs.

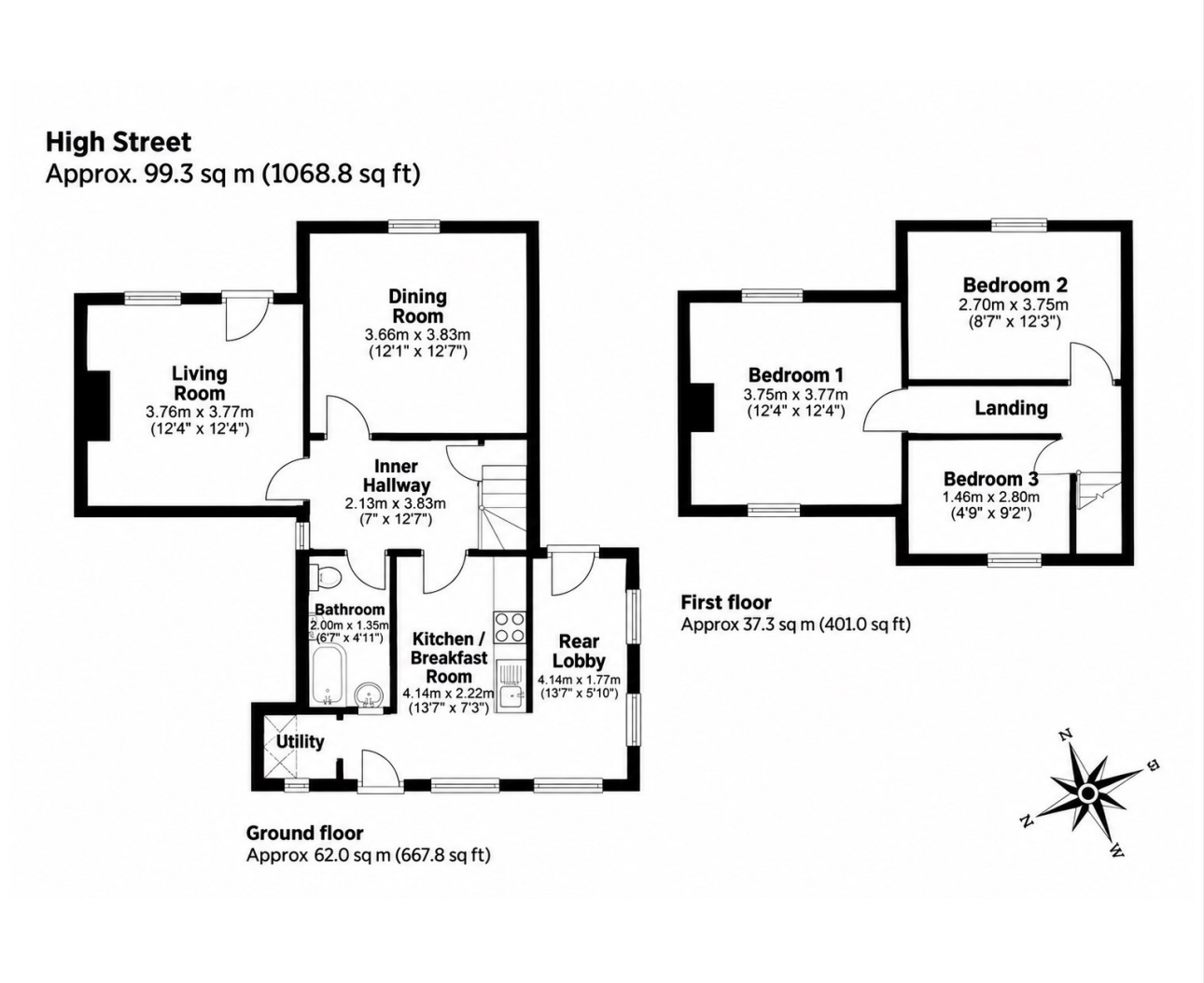
Available now

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

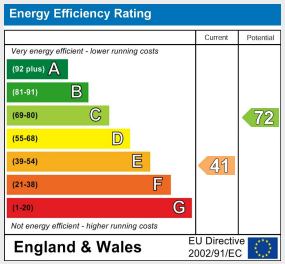
Toft is an attractive and well-established village situated around eight miles west of Cambridge, offering a peaceful rural setting while remaining within easy reach of the city. The village has a strong community feel and a range of local amenities, including a village shop, primary school, church, village hall and recreation facilities.

The neighbouring villages of Comberton and Bourn provide further everyday amenities, while Cambridge offers an extensive choice of shopping, restaurants, leisure facilities and employment opportunities.

Toft is well placed for commuters, with convenient road connections towards Cambridge, the M11 and A14. The area is also surrounded by open countryside, with a number of footpaths and cycle routes nearby, making it an appealing location for those wanting village living without being too far removed from Cambridge.



Council Tax Band **C** EPC Rating **E**



40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050
Lettings@cookecurtis.co.uk