



Birch Trees Road, Great Shelford

£1,500 pcm (Fees apply)

- Available 28 June 2019
- Unfurnished
- Four bedrooms
- Bright living room with feature fireplace
- Fitted kitchen with appliances
- Dining room/conservatory
- South facing garden with electric awning
- Good size study
- Family bathroom with separate shower cubicle
- Garage
- Easy walking distance to mainline station
- Sought after village location

This spacious, four bedroom detached 'executive' style, family house provides everything and more you could wish for. The neutrally decorated, excellent accommodation is evident from the moment you step through the front door and comprises of:-

Storm porch with sliding patio door. Entrance hall with wood flooring, understairs built in storage cupboard and further built in cloaks cupboard, doors off to; the living room which has a bay window to the front aspect, feature stone fireplace and uPVC double opening doors leading to the garden. There is a good size, useful study with wood flooring and dining room/conservatory, with tiled floor, which is half uPVC double glazed and in turn leads to and over looks the rear garden. There is a fitted kitchen with a range of eye level and base units, built in Neff oven and hob with extractor hood over and an integrated Neff dishwasher and built in under counter fridge and separate freezer. There is also a ground floor cloakroom with auto sensor light mirror, upright wall mounted chrome towel rail and suite comprising close coupled w.c and vanity wash hand basin .

The landing is a good size and leads to all four bedrooms.

The four bedrooms cater for the whole family. The main bedroom and the second bedroom are a really good size and both have the added advantage of built in wardrobes with frosted glass sliding doors. The third and fourth bedrooms are also a good size and if you didn't need to use all of the rooms as bedrooms then the fourth room makes an ideal study.

There is a family bathroom with contrasting mosaic tiling and modern white suite, comprising of bath, close coupled w.c and vanity wash hand basin and the added advantage of a separate shower cubicle.

Also throughout the property is uPVC double glazed windows and gas fired central heating via radiators.

Externally there is a good size south facing rear garden which has a raised lawn area with garden shed and a paved patio area with electric awning over.

Also there is a driveway providing ample parking to the front of the property which leads to an attached garage.

If you work at one of the local research parks including the Sanger Institute, Genome Campus, Granta Park and the Babraham institute, then the location is ideal as the amenities of this sought after south Cambridge village, which include schools, an array of excellent shops, bus routes and recreation grounds are all within minutes walking distance. Great Shelford mainline station is within easy walking distance.



Energy Performance Certificate



9, Birch Trees Road, Great Shelford, CAMBRIDGE, CB22 5AW

Dwelling type: Detached house
Date of assessment: 08 June 2015
Date of certificate: 09 June 2015
Reference number: 0088-9058-8258-4845-1924
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

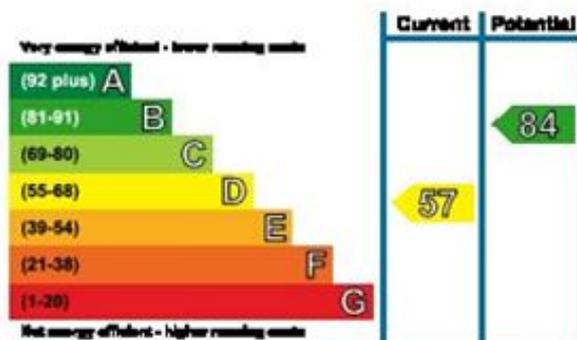
Estimated energy costs of dwelling for 3 years:	£ 3,480
Over 3 years you could save	£ 1,455

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 383 over 3 years	£ 180 over 3 years	
Heating	£ 2,703 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 414 over 3 years	£ 258 over 3 years	
Totals	£ 3,480	£ 2,025	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 788
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 147
3 Low energy lighting for all fixed outlets	£80	£ 153

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.