



Coniston Road, Cambridge

£1,450 pcm (Fees apply)

- Available 8 March 2019
- Unfurnished
- Previously refurbished throughout
- Three superb double bedrooms
- Recently fitted kitchen
- Spacious living room
- Separate dining room
- Recently installed bathroom with shower
- Ground floor cloakroom
- Delightful mature garden
- Garage
- Excellent central Cambridge location

This very spacious, three bedroom home has many excellent features which have been truly enhanced as the property has been previously refurbished throughout. From the moment you step through the front door the appeal is immediately evident as the welcoming hallway features a turned staircase with storage below. Doors from the hall lead off to the immaculate accommodation that comprises of a very good sized living room with patio doors overlooking the lovely, mature rear garden and a nice size separate dining room ideal for those planned nights in. Another stand out room on the ground floor is the most appealing recently fitted kitchen with a comprehensive range of wall and base units with brand new stainless steel extractor canopy over. There is also a fridge/freezer with space and plumbing for dishwasher. There is also a ground floor cloakroom with white suite.

Like the ground floor, the first floor certainly does not disappoint either, just take a look at the fantastic size of all three of the double bedrooms. The third bedroom really is larger than you would usually expect. Combined with a nice light, spacious feel to the landing you will definitely be

impressed with the accommodation the bedrooms provide. There is yet another stand out room on this floor and that is the recently fitted bathroom, with a modern white suite and electric shower over the bath. Internally the property has been recently redecorated throughout and therefore coupled with recently installed carpets and floor coverings, has a crisp, immaculate feel to stand back and admire.

Externally there is a lovely mature rear garden and a driveway leading to the detached garage. These features completely enhance this superb, previously refurbished home which is situated in this convenient central Cambridge location with everything on hand and within easy reach of local shops, restaurants, schools and bus routes. Cambridge Station and the world renowned Addenbrookes Hospital are also within close proximity.



## Energy Performance Certificate



18, Coniston Road, CAMBRIDGE, CB1 7BZ

Dwelling type: Detached house  
 Date of assessment: 08 May 2017  
 Date of certificate: 09 May 2017

Reference number: 6201-0885-8129-2407-2533  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 113 m<sup>2</sup>

### 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

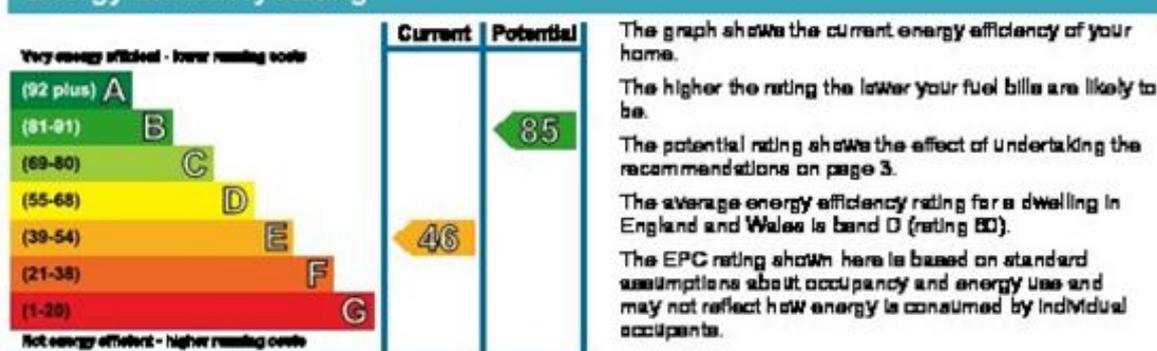
Estimated energy costs of dwelling for 3 years:	£ 4,731
Over 3 years you could save	£ 2,751

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 308 over 3 years	£ 228 over 3 years	
Heating	£ 3,848 over 3 years	£ 1,515 over 3 years	
Hot Water	£ 578 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 4,731</b>	<b>£ 1,980</b>	

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



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

Recommended measure	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,583
2 Floor insulation (suspended floor)	£800 - £1,200	£ 255
3 Low energy lighting for all fixed outlets	£20	£ 88

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](http://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.