



Elizabeth Way, Cambridge

£1,700 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Three bedrooms
- Separate black weather boarded studio
- Bright living room with feature fireplace
- Modern fitted kitchen/diner
- Ground floor shower room
- Fully tiled family bathroom with roll top bath
- Garage
- Ideally located for Science Park and city
- Split level loft space
- Easy reach of guided bus and mainline station

The good size accommodation comprises of an entrance porch and hallway leading to the bright living room which has ressed display shelving and a feature open fire place. There is a very appealing modern kitchen/dining room, fitted with a matching range of base and eye level units with worktop space over, sink, Montpellier Range style double oven with with grill and 7 ring hob and stainless steel extractor hood over, there is space for a fridge freezer and there are double opening French doors opening to garden. The dining area has two built in storage cupbards with one housing plumbing for a washing machine. Also to the ground floor there is a shower room with shower cubicle, wash hand basin and w.c.

To the first floor the master bedroom has a range of cupboards and drawers and a triple wardrobe. There is a further double bedroom and a good size single bedroom with laminate flooring.

The modern family bathroom is fully tiled and has an attractive, feature roll top bath and 'designer' white suite

comprising of a wash hand basin and close coupled w.c. On the landing is access to the loft which has a drop down ladder leading to the converted loft area which is split and has eves storage and carpet flooring. (Please note this can not be used as a bedroom. Although it would be an ideal games room).

Externally the rear garden has a patio area with the rest mostly laid to lawn. There is a very useful, large black weather boarded studio with power and French doors. The studio is fitted with a range of kitchen units with a built in oven and hob and ample work surfaces. The kitchen is open plan to the living space. There is also a modern shower room with shower cubicle and wall mounted chrome heated towel rail. Please note the studio can potential be used for a number of uses, however, it can not be used as living and sleeping accommodation as an annexe.

To the rear of the studio (which is accessed via Maple Close) is a garage for one car and provides storage space.

The location, just to the north of the city centre, is ideally placed within easy reach of the Science Park, A14, M11, Milton Country Park and within walking distance of the guided bus route. Cambridge city centre and Cambridge North mainline station is also within esay reach.



Energy Performance Certificate



90, Elizabeth Way, CAMBRIDGE, CB4 1AY

Dwelling type: End-terrace house
Date of assessment: 08 February 2019
Date of certificate: 08 February 2019

Reference number: 0358-3089-7282-8121-8904
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 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

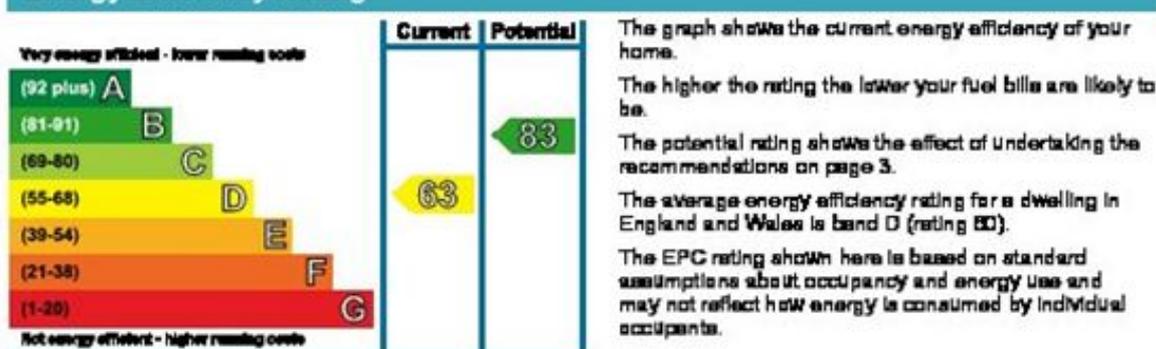
Estimated energy costs of dwelling for 3 years:	£ 2,748
Over 3 years you could save	£ 849

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 284 over 3 years	£ 204 over 3 years	
Heating	£ 2,188 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 285 over 3 years	£ 185 over 3 years	
Totals	£ 2,748	£ 1,889	

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	£ 549
2 Floor insulation (suspended floor)	£800 - £1,200	£ 158
3 Low energy lighting for all fixed outlets	£20	£ 54

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.