



Hauxton Road, Little Shelford

£1,000 pcm (Fees apply)

- Available 21 February 2019
- Part Furnished
- Appealing accommodation
- Close to local amenities
- Easy reach of the A10 and M11
- Gas fired central heating via radiators
- Attractive bathroom with roll top bath
- Two bedrooms
- Sitting room
- Kitchen/diner
- On street parking
- Easy access to Addenbrookes hospital

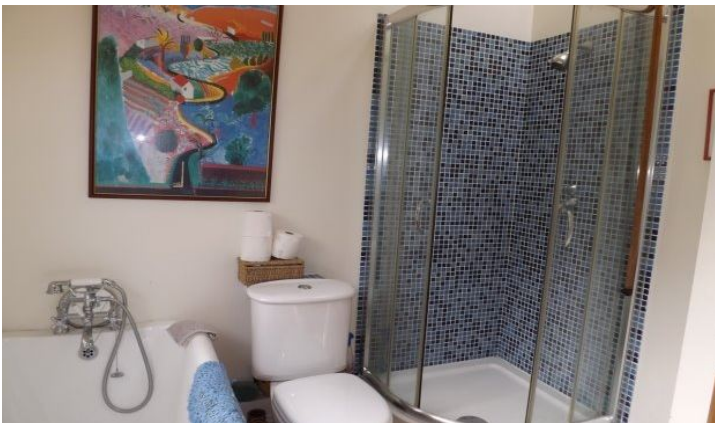
The property provides good size, appealing accommodation which comprises of a front sitting room (12'3 x 11'4) with fireplace and feature gas fire. There is a kitchen/dining room (11'7 x 9'9) with fully fitted kitchen units, built in fridge freezer, gas hob, electric oven and dishwasher as well as a utility cupboard with plumbing for washing machine. To the first floor there are two bedrooms. Bedroom one (11'2 x 9'6). Bedroom 2 (12'3 x 11'3) with access to large loft storage area. The bathroom is located on the ground floor and consists of a roll top bath and separate shower cubicle.

Throughout the property there is gas fired central heating via radiators.

Externally the rear garden has a shed and to the front of the property is on street parking.

The excellent location provides easy access to the A10 and M11. Cambridge city centre, Addenbrookes hospital and mainline stations at Foxton and Great Shelford are also

within easy reach.



Energy Performance Certificate



27, Huxton Road, Little Shelford, CAMBRIDGE, CB22 5HJ

Dwelling type: Mid-terrace house
Date of assessment: 27 May 2014
Date of certificate: 27 May 2014
Reference number: 6374-7725-2150-4993-6922
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 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

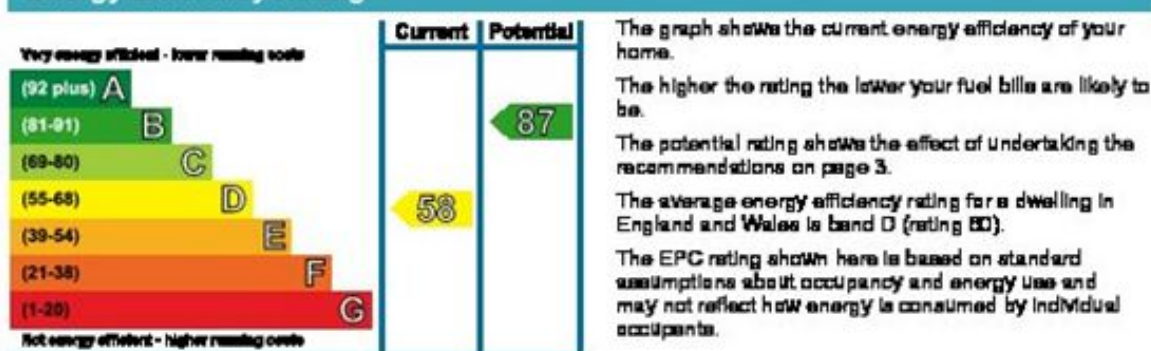
Estimated energy costs of dwelling for 3 years:	£ 2,325
Over 3 years you could save	£ 855

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 185 over 3 years	£ 114 over 3 years	
Heating	£ 1,731 over 3 years	£ 1,152 over 3 years	
Hot Water	£ 428 over 3 years	£ 204 over 3 years	
Totals	£ 2,325	£ 1,470	

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 Increase loft insulation to 270 mm	£100 - £350	£ 88
2 Internal or external wall insulation	£4,000 - £14,000	£ 132
3 Floor insulation	£800 - £1,200	£ 84

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.