



Kingsway, Duxford

£850 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Two double bedrooms
- Cats considered
- Fitted kitchen with new appliances and oven
- Dining area
- Hallway/study area
- Family bathroom with shower over bath
- Freshly redecorated and new bedroom carpets
- Large garden
- Driveway parking
- Easy access to the M11 and Cambridge

The good size, freshly decorated accommodation comprises of a hallway that would make an ideal study area, a neutrally decorated sitting room with laminate flooring and ornamental wood burner and double opening doors to the rear garden. The kitchen has a range of eye level and base units with electric oven and the kitchen leads onto the dining area with laminate flooring and in turn the dining area leads to the living room.

To the first floor there are two double bedrooms both of which have brand new carpets. Bedroom one has built in wardrobes and cupboards and bedroom two has built in cupboards. Both bedrooms have brand new carpets. There is a family bathroom with shower attachment over bath and a separate w.c.

The property has oil fired radiator heating and the added advantage of UPVC double glazed windows.

To the front of the property there is a good size driveway providing ample off street parking. There is also a brick built

storage shed. The rear garden is in two sections one of which is a lawn area and a further rear section for versatile use.

The location is in the heart of one of the most popular south Cambridge villages. There is a range of local amenities which include two churches of high interest, a hotel, schools for all ages and shops. There are also transport routes and recreation grounds within minutes walking distance. Nearby there are renowned public houses that visitors would come from far afield to sample the friendly atmospheres. Only a short drive away is easy access to the M11. Cambridge, Newmarket, Stansted airport and all local surrounding areas are also easily accessible. Whittlesford main line train station is less than a mile away.



Energy Performance Certificate



81, Kingsway, Duxford, CAMBRIDGE, CB22 4QN

Dwelling type: Semi-detached house
Date of assessment: 15 January 2014
Date of certificate: 19 January 2014

Reference number: 8424-8329-7400-8185-6998
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 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

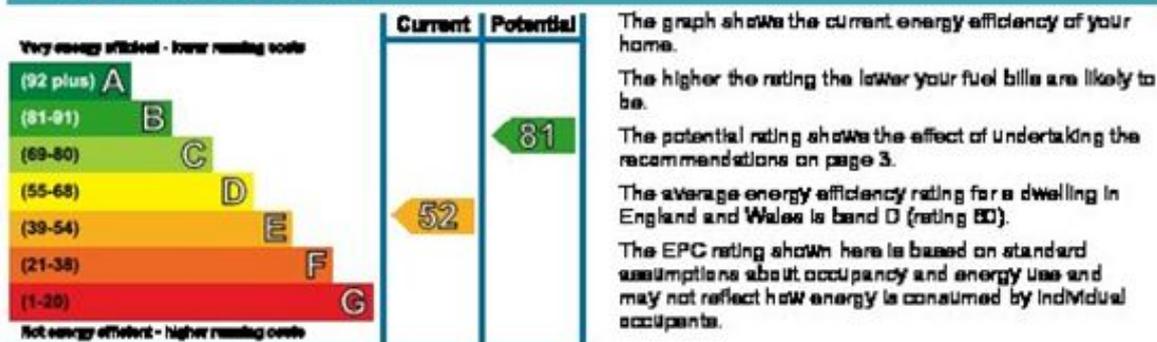
Estimated energy costs of dwelling for 3 years:	£ 3,897
Over 3 years you could save	£ 1,527

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 287 over 3 years	£ 150 over 3 years	
Heating	£ 2,818 over 3 years	£ 1,778 over 3 years	
Hot Water	£ 714 over 3 years	£ 444 over 3 years	
Totals	£ 3,897	£ 2,370	

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 Cavity wall insulation	£500 - £1,500	£ 835
2 Floor insulation	£800 - £1,200	£ 238
3 Low energy lighting for all fixed outlets	£36	£ 87

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.