



21, Church Street

Guilden Morden, Royston,
Cambridgeshire, SG8 0JD

£1,950 pcm

country
properties

We are delighted to offer this rarely available, three double bedroom, detached cottage, situated centrally in the lovely village of Guilden Morden. The village is situated close to Ashwell, whilst being in the county of Cambridgeshire which gives access to the prime catchment area of Cambridgeshire for schools and colleges. The village has its own primary school a short walk away, in the village.

Inside the property the ground floor has a bespoke kitchen / dining area with Smeg fridge freezer, new Bosch washer dryer and Rangemaster Cooker, lounge with open fireplace and French door overlooking a south facing garden with patio area. There is a separate front reception room/study.

Upstairs, the property has three double bedrooms, two of which have high ceilings, one with en-suite. There is also a family bathroom and a walk in airing cupboard for storage or use as a dressing room. The two front bedrooms have direct views over the church, with the one at the rear overlooking the garden. Lavender lines the garden to the front with a south facing rear garden with grass and seating patio area which has side gated access.

Beautiful countryside for walking and cycling surrounds the property, whilst elegant city life is within easy reach.

The city of Cambridge is 12 miles away, with the fast trains to London Kings X 35mins. The station is approximately 4 minute drive away as per Google Maps. The Brighton line offers a direct train service to Gatwick, whilst Luton Airport is 40mins away by car, and Stanstead Airport 49mins, so there are excellent transport connections by train, road and air.

The property is available preferably on a Furnished or part Furnished basis, by negotiation. Gardener £50 pcm

Available immediately. Council Tax Band E. EPC Rating E. Holding Fee £450.00 Deposit £2,250.00.

- Village Location
- Council Tax Band E
- Holding Fee £450.00
- Three Bedrooms
- EPC Rating E
- Deposit £2,250.00



Front Garden

Gravel. Wooden fencing surround with wooden gate. Wooden door leading to dining room. Wooden door leading to entrance porch. Mature trees and shrubs.

Dining Room

Tiled flooring. Wooden skirting boards. Wooden window to front aspect. Wooden door to front aspect. Inset ceiling spot lights. Radiator. Stairs rising to first floor. Freestanding fridge/freezer. Wooden dining room table with four chairs. Wall mounted breakfast bar with two stools. Wall mounted mirror. Freestanding metal draw unit/cabinet housing utensils. Wooden door to cupboard with shelving housing electric meter and fuse box. Feature fireplace.

Kitchen

22' 05" x 12' 01" (6.83m x 3.68m)
Wall and base units with tiled work surfaces over. Stainless steel one and a half bowl sink and drainer. Wooden window to rear aspect. Wooden door to rear aspect. Inset ceiling spot lights. Built in Range Master oven and grill with hob and extractor over. Freestanding microwave. Freestanding toaster. Freestanding kettle. Integrated washer/dryer. Integrated dishwasher. Wall mounted oil boiler. Radiator heating control thermostat. Wall mounted fire blanket. Dual smoke and carbon monoxide alarm. Cupboards storing various utensils, plates, dishes, baking trays, bowls and jugs. Wooden door into:-

Lounge

12' 01" x 11' 11" (3.68m x 3.63m)
Brick tiled flooring. Wooden skirting boards. Wooden double doors into rear garden. Two x two seater sofas. Three wall mounted mirrors. Fireplace. TV unit with TV. Foot stool. Freestanding wooden unit. Wooden lamp. Nest of tables. Wooden door into:-

Front Reception Room

10' 01" x 12' 00" (3.07m x 3.66m)
Brick tiled flooring. Wooden skirting boards. Inset ceiling spot lights. Wooden window to front aspect. Wooden door to front aspect. Radiator. Shelves. Two wooden cupboards. Wall mounted mirror. Freestanding storage unit. Wooden desk. Three wooden chairs. A single freestanding chair. Freestanding lamp. Wifi Sky Router.

Stairs and Landing

Carpeted. Wooden skirting boards. Inset ceiling spot lights. Loft hatch (Not To Be Used). Dual smoke and carbon monoxide alarm. Wooden door into airing cupboard with shelving and hot water tank, freestanding heaters, bedding, towels, step ladder and ironing board. Wall mounted clock. Wall mounted mirror. Wooden doors into all rooms.

Bedroom One

10' 11" x 10' 00" (3.33m x 3.05m)
Carpeted. Wooden skirting boards. Radiator. Wooden window to front aspect. Bed with mattress and bedding. Wooden chair. Freestanding wardrobe. Freestanding chest of draws. Bedside table. Freestanding lamp. Wall mounted mirror. Feature fireplace.

Bedroom Two

10' 10" x 10' 02" (3.30m x 3.10m)
Wooden flooring. Wooden skirting boards. Wooden window to front aspect. Freestanding chest of draws. Freestanding wardrobe. Wooden make up desk with mirror. Two bedside tables. Bed with mattress and bedding. Freestanding heater. Radiator. Wooden door leading to:-



En-Suite

Tiled flooring. Wooden skirting boards. Radiator. Low level WC. Wash hand basin. Shower cubicle with electric shower. Wall mounted mirrored medicine cabinet. Radiator. Wall mounted mirror. Ceiling mounted extractor fan.

Bedroom Three

12' 01" x 8' 03" (3.68m x 2.51m)

Wooden flooring. Wooden skirting boards. Radiator. Wooden window to rear aspect. Two bedside tables. One freestanding lamp. Freestanding hanging rail. Wooden chair. Bed with headboard and bedding.

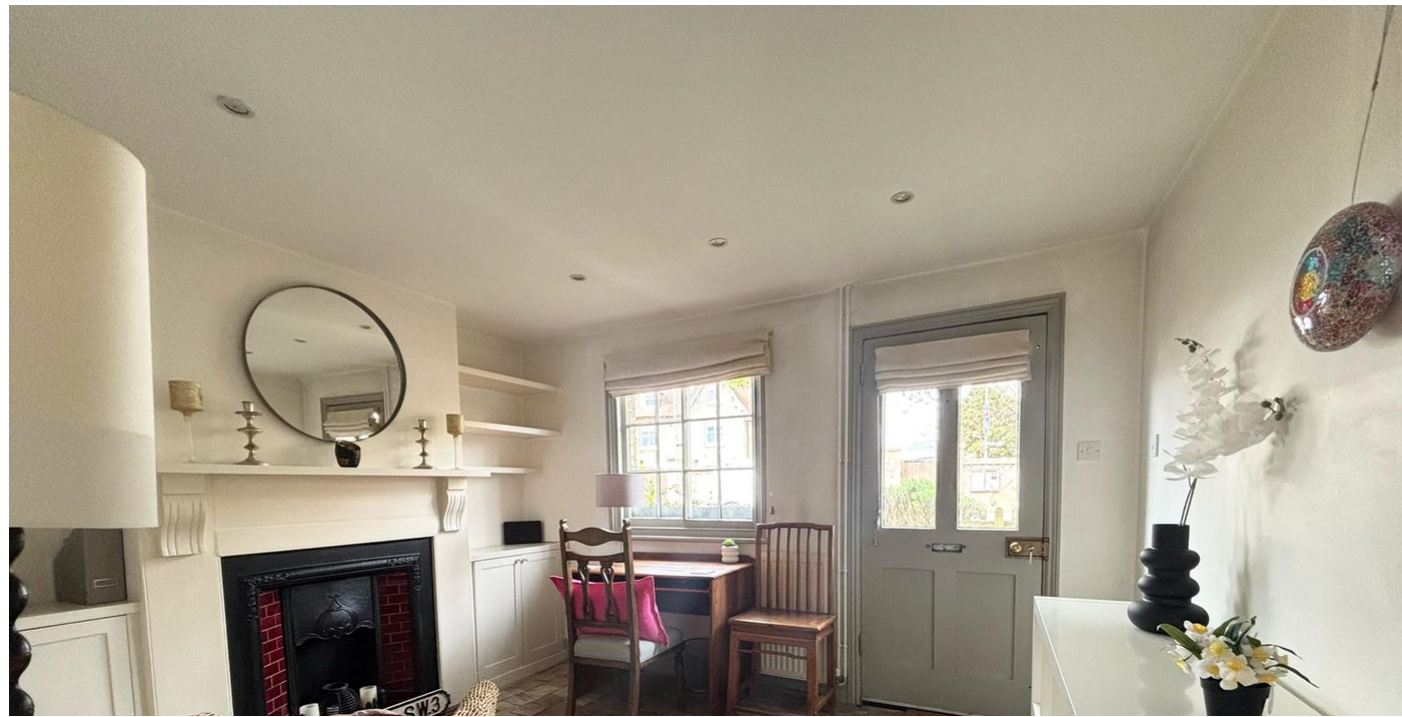
Bathroom

12' 00" x 6' 02" (3.66m x 1.88m)

Tiled flooring. Wooden skirting boards. Wooden window to rear aspect. Radiator. Low level WC. Wash hand basin with vanity unit and towels. Bath with shower attachment. Inset ceiling spot lights. Two all mounted mirrors.

Rear Garden

Fully enclosed with wooden fencing. Two wooden gates to side access. Gravel pathway leading to the outer of the property. Gravel area with a table and four chairs. Laid to lawn. Mature trees and shrubs. Outside lights. Outside tap. Rear section with oil boiler. Wooden storage unit.



Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

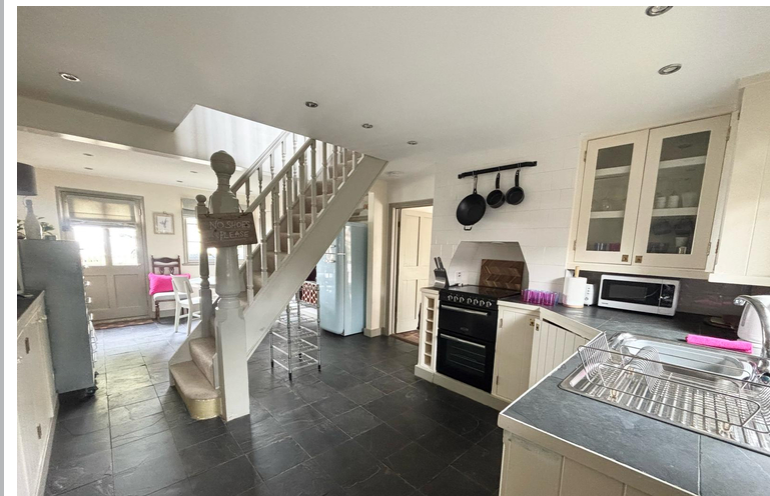
Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

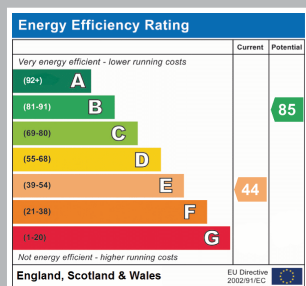
Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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