

01223 841842 | bidwells.co.uk



25 Vicarage Way, Trumpington, Cambridge, CB2 9NT

Rent: £2,250 pcm
Unfurnished

A stunning 4 bedroom family home set in the popular south Cambridge village with excellent connections to the City Centre, Addenbrooke's Hospital and major commuter routes.

Available: 11th November

Regret No Students, Sharers, Smokers or Pets

Location

Great Knighton is situated within the sought after village of Trumpington. It provides excellent access to the city center via guided bus service and adjacent cycle/foot path. The M11 is located just 5 minutes away, providing access to the A14 and A1 to the north and the M11/Stansted Airport/M25 to the south.

Cambridge is home to a number of high performing schools and colleges including The Leys, The Perse School, and St Faith's.

There is easy access to Addenbrooke's Hospital and the Cambridge Biomedical Campus.

The Cambridge train station provides frequent connections to London within 45 minutes and Stansted Airport in 30 minutes.

Description

This beautifully presented detached house is located just off Addenbrooke's Road at Great Knighton. It comprises of 4 large bedrooms including 1 en-suite, a grand open-plan kitchen/dining/living area, study, double garage and garden. Built to a very high standard, this property benefits from double-glazing and central heating throughout. To the front is Viridis Park, providing a peaceful focal point for the Great Knighton residents.

Particular Features of Note:

- **Open-plan kitchen/dining/living area (10.84m x 7.85m – 35'7" x 25'9").** Stylish kitchen with tiled flooring, fitted units, a breakfast bar, and entrance to the rear garden. Featuring a range of integrated appliances including a Smeg dishwasher, fridge freezer, microwave, oven with ceramic hob and extractor fan hood. The 'L' shaped Dining/living area has laminate flooring, access to utility cupboard with Zanussi washing machine, front and rear facing windows with access to the rear garden.
- **Study (2.02m x 3.13m – 6'7" x 10'3")** with laminate flooring and large front facing window.
- **Downstairs cloakroom** with tiled flooring, basin and W.C.
- **Family bathroom** with tiled flooring and walls, bath with shower and screen, heated towel rail, basin and W.C. with large mirror above.
- **Large master bedroom en-suite**, with fitted carpets, built-in wardrobe and Juliet balcony. Access to en-suite shower room with tiled flooring and walls, shower, basin, W.C., heated towel rail and airing cupboard.
- **3 further double bedrooms**
- **Rear enclosed garden** with access to double garage with remote security gate.



Living/Dining Area



Bedroom

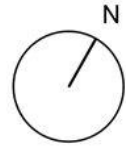


Family Bathroom

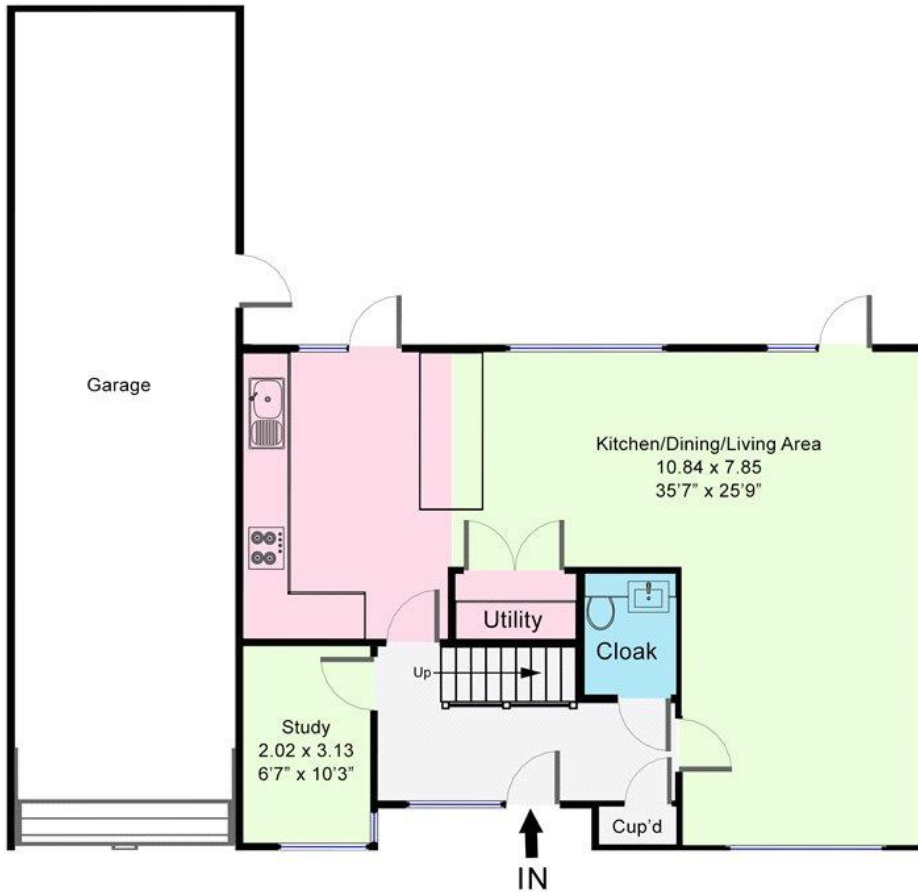


Garden

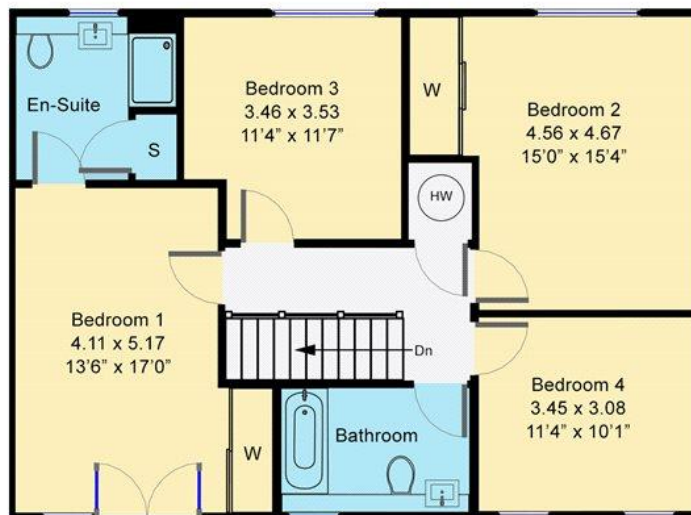
25 Vicarage Way, Trumpington,
 Cambridge, Cambridgeshire, CB2 9NT
 Approximate gross internal
 area 1840 ft² / 171 m²



- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



Ground Floor



First Floor

Illustration for identification purposes only. All measurements are approximate. Not to scale.

Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful telephone numbers:

Electricity enquiries
MPAS 08456 015467

Gas enquiries
Meter Helpline 08706 081524

Council Tax
Cambridge City Council
01223 457790

Water
Cambridge Water Company
01223 706050

Rent

Rent: £2,250 pcm Unfurnished.

Deposit

£2,596.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£519.00

Once your application has been accepted, in order to reserve the property, the above holding deposit will need to be paid. Once received, we shall be able to start the referencing process. The holding deposit will be returned to you within 15 calendar days, unless the referencing and signing of the Tenancy Agreement exceeds this timeframe.

Please note this will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee).

References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references.

Payment

The first payment of the rent, deposit and professional fee should ideally be paid by banker's draft. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

Viewing

Strictly by appointment with Bidwells, telephone 01223 841842.

Important Notice

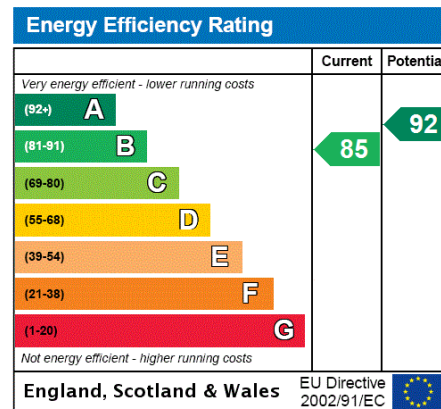
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01223 841842. The graphs below show the property's energy efficiency and environmental impact rating.



Bidwells

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This property is managed by Bidwells.