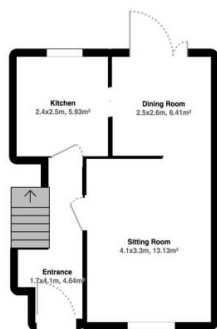




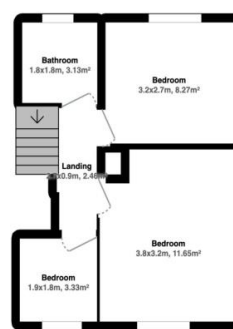
Cambridge
Property
Lettings

Available Now



The provider and/or software owner gives NO guarantee in relation to layout or measurement accuracy of this floorplan and by using it, you accept full liability for any errors, omissions or inaccuracies.

Ground Floor



The provider and/or software owner gives NO guarantee in relation to layout or measurement accuracy of this floorplan and by using it, you accept full liability for any errors, omissions or inaccuracies.

1st Floor

3 bedroom House

£1,400 pcm

Laxton Avenue
, Hardwick, CB23 7XL CB23 7XL



PRS Property
Redress
Scheme



01223 322277



Cambridge
Property
Lettings

Cambridge Property Letting Ltd

Rose & Crown House, 110 Newmarket Road, CB5 8HE
cpl@home.letmc.com

- * Unfurnished
- * Council Tax Band: C
- * Facilities (DO NOT USE)
- * Rear Garden
- * Washing Machine
- * Electric oven & Gas hob
- * Garage & driveway
- * 3 Bedrooms
- * 1 Reception
- * 1 Reception

Situation

A well presented 3 bed end terrace family home fronting an attractive green in the popular village of Hardwick just to the west of Cambridge. Accommodation includes an entrance hall with cloaks cupboard and under stairs storage, sitting room to front aspect which opens to the dining room to rear aspect and fitted kitchen with white goods. The first floor has two double bedrooms, a third single bedroom/study and three-piece bathroom suite. The property has hard flooring throughout other than the carpeted stairs rising to the first floor. To the front a driveway provides off-street parking and access to the garage. Gated access to the side leads to the rear garden which is predominately laid to lawn. Pet considered. EPC rating C.

Accommodation

Floor plans

Floor plans are provided as a guide for the layout. Measurements taken are a maximum and may reduce in part. Prospective tenants are advised to take their own measurements if precise dimensions are required.

Holding Deposit & Security Deposit

1) Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as rent x 12 (months) ÷ 52 (weeks). Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy is signed. 2) Security Deposit = 5 weeks rent worked out as £(rent) x 12 (months in a year) ÷ 52 (weeks in a year) x 5 (weeks).

Non Managed Tenancy

Cambridge Property Lettings act on a tenant find basis for the landlord. The landlord will prepare the tenancy agreement and all other tenancy related matters/documentation other than referencing which CPL will arrange via a third party referencing company. Once the tenancy has started all matters regarding the tenancy are between the landlord and tenants.

Pictures

Pictures provided are for guidance, and to give an overall impression of the property. Photos may have been taken when items were newly installed, and do not necessarily mean they are new when a tenancy starts.

Property information.

Property Information EPC rating D Length of tenancy - 12 months. Property Type - 3 bedroom end terrace house Property Construction – Brick walls and tiled roof. Number & Types of Room – Please refer to the floor-plan. Floor area - 75sqm. Parking – Driveway for one car and single garage. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating sources - Gas boiler. Broadband Connected - Yes, Broadband Type and Mobile Signal/Coverage can be checked at Ofcom's Broadband and mobile coverage checker.

Referencing

Salary required for referencing purposes must be no less than 36 x one months rent.

Directions

For satellite navigation systems the post code is CB23 7XL

All measurements are approximate.

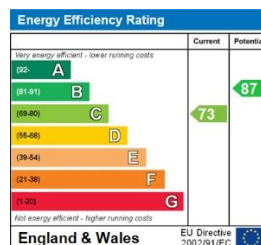
Property Ref: inst-4469

Further Information

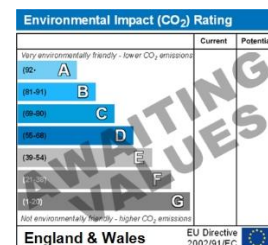
The deposit required is £1,615

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cambridge Property Letting Ltd, 2025. Cambridge Property Letting Ltd Registered in England No. 05833061

Creation Date: 07/08/2025