Lets Rent Cambridge







Magdalene Close

, Longstanton, Cambridge, CB24 3EG

Rental £1,450 pcm

3 bedroom House available 08 December 2025

Opening Times

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* Unfurnished

Situation

Well presented and tidy end of terrace 3 bedroom house located in a quiet location to the North West of Cambridge, great for access to the Guide Bus Service. Accommodation comprises of entrance hall leading to light and airy living/ dining room, which then leads to galley kitchen. with utility area off. Large enclosed rear garden with decking, patio and artificial lawn, large shed. To the first floor is a master bedroom, with built in wardrobe and 2 further small double bedrooms. Family bathroom with shower over bath, WC and basin. Two allocated parking space. EPC Rating D Fees during the tenancy (payable to the Agent) . Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. • Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). • £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. • £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of Property Ref: inst-1729

All measurements are approximate.

Further Information

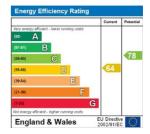
The deposit required is £1,673.07

The landlord is willing to rent this home to Employed, Self Employed, Retired, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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.

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