

To Let



pocock & shaw

Residential sales, lettings & management



Green End Road, Cambridge, CB4 1RU

£1,500 pcm Unfurnished

3 Bedrooms

Available from 16/01/2023

EPC rating: C

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

www.pocock.co.uk

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11 Green End Road
Cambridge
CB4 1RU

Comfortable family home. Three bedrooms, large family living room, pretty kitchen. Enclosed front and rear gardens. Within easy reach of the Cambridge North rail station, Science and Business parks. Corner shop.

- Three bedroom home
- Offered unfurnished
- Enclosed front and rear gardens
- Parking on street
- Close to Cambridge North station
- Close to Science and Business Parks
- Deposit - £1730.00
- EPC - C

Rent: £1,500 pcm

Viewing by appointment

Comfortable family home. Three bedrooms, large family living room, pretty kitchen. Enclosed front and rear gardens. Within easy reach of the Cambridge North rail station, Science and Business parks. Corner shop.

Green End Road is located just off Milton Road, close to the Cambridge North Rail Station, Science Park and Business Park. Access to the city centre can be simple, via a regular bus service. On the corner is a little supermarket.

This house offers well proportioned accommodation, pretty red kitchen units and appliances supplied. Front and rear gardens.

LIVING ROOM 12'10" x 22'4" (3.90 m x 6.80 m)
Cupboard under the stairs, built in shelving between the two open fireplaces (not in use). Dual aspect.

KITCHEN/ UTILITY AREA Pretty red kitchen units, gas hob, extractor hood, electric oven, dishwasher, fridge freezer, washing machine and tumble dryer. Access to the rear garden.

BEDROOM 1 13'1" x 8'10" (4.00 m x 2.70 m) Built in wardrobe.

BEDROOM 2 8'10" x 8'10" (2.70 m x 2.70 m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

BEDROOM 3 9'6" x 7'7" (2.90 m x 2.30 m) Box over the stairwell, so slightly restricted space.

BATHROOM 7'7" x 5'11" (2.30 m x 1.80 m) Bath with shower over, basin and WC.

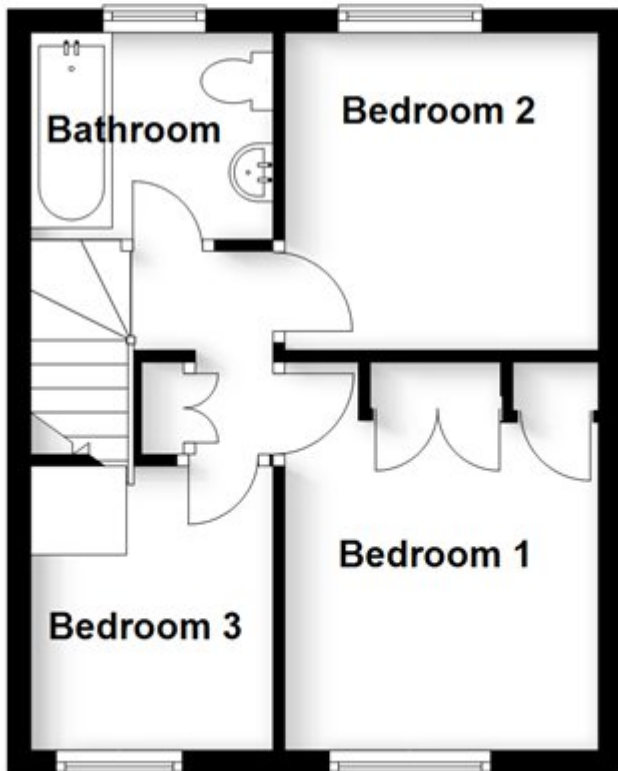
front and rear gardens.

Gas central heating.

Council Tax Band: C

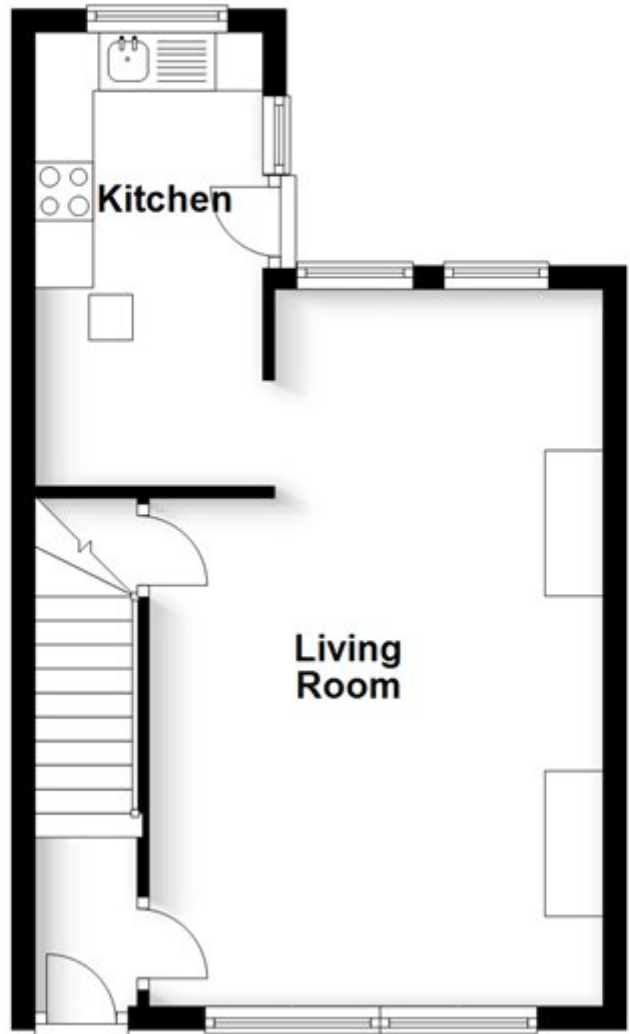
First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.