



60 Hazelwood Close, CB4 3SW

£1,650 pcm

3 Bedrooms

Available from 05/04/2024

EPC rating: TBC

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## CB4 3SW

Three bedroom end terraced house offered unfurnished. Freshly decorated, new carpets, newly fitted bathroom and offered in excellent condition. Ample storage. Off street parking outside the garage (garage retained by owner for storage). Pretty front and rear gardens. Gas central heating.

- Three bedroom home.
- Parking for one car - no restrictions to street parking.
- Front and rear gardens.
- Unfurnished.
- EPC - TBC
- Council tax band C
- Deposit: £1903.00
- Most recent broadband - Virgin Media

Rent: £1,650 pcm

Viewing by appointment

Located on the north side of Cambridge, just off Histon Road, this family home is offered in excellent condition, having been freshly decorated throughout, with new carpeting and a newly fitted bathroom. Well maintained kitchen fitted with electric hob and double oven and washing machine. Good size store room/ utility houses the fridge freezer.

Parking off street for one car and no local parking restrictions. Garage retained by owner for storage. Owner will provide quarterly garden maintenance.

### Entrance Hall

Access to all areas from the front door, with storage under the stairs (also housing the boiler).

### Living Dining Room

24'8" x 11'0" (7.51 m x 3.35 m)

Well proportioned room with French doors to the garden and large window. Also a 'hatch' into the kitchen.

### Kitchen

9'3" x 6'5" (2.82 m x 1.96 m)

Fitted with a selection of storage including overhead cupboards. Electric hob and double electric oven and washing machine.

### Ground floor WC

6'1" x 2'6" (1.86 m x 0.77 m)

WC and basin. 1.86

### Storage/ Utility Room

5'9" x 5'4" (1.75 m x 1.63 m)

Useful sized storage room with fridge freezer and also housing the meters.

### Bedroom 1

14'4" x 9'1" (4.38 m x 2.77 m)

With large built in wardrobe and overhead lamps operated from the bedhead (should you arrange furniture accordingly).

### Bedroom 2

11'0" x 9'3" (3.36 m x 2.82 m)

Also a double room.

### Bedroom 3

10'11" x 5'6" (3.34 m x 1.67 m)

Single room

### Bathroom

9'1" x 6'2" (2.77 m x 1.87 m)

Newly fitted and tiled. Bath with shower over, basin and WC.

### Storage

Two storage cupboards located on the landing.

### Gardens

Front and rear gardens - paved at the rear with pretty planting. The owner plans to maintain the gardens quarterly and asks that additional planting is restricted to pots.

### Parking

Space for one car on the drive outside the garage. The garage is retained for storage, which may be required at short notice, so tenants are asked to park far enough back to allow the garage door to be opened. On street parking is not restricted in the area.

**Council Tax Band: C**



## Applying for a Property

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

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

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 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

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.

