



Metcalfe Road | CAMBRIDGE | CB4 2DX

Rent £2,100 pcm

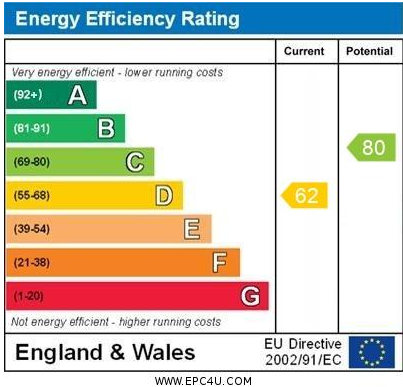
- Three Bedroom Bungalow
- Gated Driveway
- Unfurnished
- Space For White Goods
- Spacious Living Area
- Gas Central Heating
- City Centre Location
- Council Tax Band 'E'
- EPC Rating 'D'
- Available June 2025

FAQ's
Council Tax Band: E
Pets: Not Allowed
Smoking: Not Allowed

Application Process
Holding Deposit
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit
The deposit is equal to 5 weeks rent.

Tenant Fees
Changes to the Tenancy Agreement - **£50 inc VAT**
Standard Door Key Replacement - **£10 inc VAT**
Specialist Door Key Replacement - **£20 - £50 inc VAT**
Fob Replacement - **£50 inc VAT**



ENTRANCE HALLWAY Doors Leading To Bathroom; Kitchen; Lounge; Bedrooms; Laminate Flooring.

BATHROOM 7' 07" x 5' 09" (2.31m x 1.75m) White Ceramic Suite With Toilet And Basin; Shower Cubicle; Bath; Tiled Flooring; Window To Front.

KITCHEN 11' 09" x 8' 08" (3.58m x 2.64m) Wall And Base Kitchen Units; Tiled Flooring; Window To Front; Gas Hob; Electric Oven; Fridge Freezer Included; Space For Washing Machine.

LOUNGE 16' 07" x 15' 06" (5.05m x 4.72m) Laminate flooring; Window To Side; Fire place; Doors To Conservatory.

BEDROOM TWO 12' 01" x 8' 08" (3.68m x 2.64m) Cream Carpet; Window To Rear; Radiator.

BEDROOM ONE 10' 09" x 13' 02" (3.28m x 4.01m) Cream Carpet; Built In Wardrobe; Window To Rear; Radiator.

BEDROOM THREE 10' 09" x 8' 09" (3.28m x 2.67m) Cream Carpet; Window To Rear; Radiator.

CONSERVATORY 12' 06" x 9' 03" (3.81m x 2.82m) Tiled Flooring.

GARDEN Garden With Laid Lawn Area; Shrubs And Bushes Surrounding.

GARAGE Standard Garage With Lighting And Power.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

