



## THE SYCAMORES, MILTON, CAMBRIDGE

A newly decorated two bedroom home in Milton. Located close to the Cambridge science and business parks. Comprising entrance porch, lounge, kitchen/diner, two bedrooms and bathroom. Benefitting from gas central heating and a garage en-bloc. Unfurnished and available 12th September, 2022.

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**£1,100 PCM**

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- Two Bedroom Home
- Close to Science Park
- Close to Train Station
- Redecorated Throughout
- Replacement Windows & Doors
- Enclosed Rear Garden
- Overlooking Green
- Garage
- Unfurnished



A newly decorated two bedroom home in Milton, Cambridge. Located close to the Cambridge science and business parks as well as the new Cambridge North mainline train Station and guided bus route.

The property comprises entrance porch, lounge, kitchen/diner, two bedrooms and bathroom. Benefitting from gas central heating and a garage en-bloc. Offered unfurnished and available 12th September.

#### GROUND FLOOR

**PORCH** Coir inset door mat and new composite front door.

**LOUNGE** 11' 10" x 12' 08" (3.61m x 3.86m) Laminate flooring, double glazed window to front aspect, curtains, radiator and stairs to first floor.

**KITCHEN/DINER** 11' 02" x 11' 10" (3.4m x 3.61m) Vinyl flooring, double glazed window and new door to rear aspect, fitted wall and base units with wooden work surface over, integrated fridge freezer, freestanding electric oven with 4 ring hob and overhead extractor fan, washing machine, table with 4 chairs, under stairs storage cupboard, radiator.

#### FIRST FLOOR

**STAIRS AND LANDING** Carpet.

**BEDROOM ONE** 12' 06" x 11' 10" (3.81m x 3.61m) Carpet, double glazed window to front aspect, curtains, radiator.

**BEDROOM TWO** 6' 10" x 7' 03" (2.08m x 2.21m) Carpet, double glazed window to rear aspect, curtains, radiator, loft access and blind.

**BATHROOM** 11' 05" x 4' 10" (3.48m x 1.47m) Tiled floor, airing cupboard, panel bath with shower over, pedestal wash hand basin, low level WC, obscured double glazed window to rear aspect, inset spotlights and heated towel rail.

#### OUTSIDE

**FRONT GARDEN** Open front garden with lawn and concrete path.

**REAR GARDEN** Laid primarily to lawn, fully enclosed, rear gated access leading to green and block of garages.

**GARAGE** Single garage en-bloc to side of the property with up and over door.

The Letting Agency St Ives

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