



Ermine Way  
SG8 0AB

£1,350 Monthly





01763259888

Abode are delighted to offer this 3-bedroom period terraced property in Arrington village. Offering good road links to Cambridge and a period charm, this would be ideal for those wishing for a quieter country life whilst working in the city. Downstairs we have an entrance hall, WC, modern kitchen, and large living room complete with period beams and fireplace. Upstairs we have two double bedrooms, one single bedroom, and a family bathroom. The garden is private and south facing, and comes complete with additional storage and a sunroom, backing onto another private garden area, so a keen gardener is preferred to upkeep the three gardens. The property is complete with mature gardens and off- road parking for one car to the front aspect. Council Tax band C.

**Hall (Ground Floor) 1.49m ( 4'11" ) x 1.79m ( 5'11" )**  
with door to front garden, kitchen and WC

**Kitchen (Ground Floor) 3.85m ( 12'8" ) x 3.93m ( 12'11" )**  
recently renovated this modern finished kitchen complete with electric hobs and oven, space and plumbing for washing machine and dishwasher. Front aspect window overlooks the mature front garden. Door leads to lounge.

**Lounge (Ground Floor) 5.35m ( 17'7" ) x 4.50m ( 14'10" ) (Height: 1.80m ( 5'11" ))**  
with door to stairwell, under-stair cupboard and rear garden. Three windows to the rear garden create a light space, the period beams do restrict height to approximately 6 feet. The room further benefits from an open fireplace.

**Summer Room (Ground Floor) 3.30m ( 10'10" ) x 2.62m ( 8'8" )**  
situated at the foot of the garden, the summer room has patio doors leading to a private rear garden. With exposed beams this is a useful addition to the property and could be utilised in a number of ways.

**WC (Ground Floor) 1.53m ( 5'1" ) x 1.93m ( 6'4" )**  
with basin.

**Bathroom (First Floor) 1.57m ( 5'2" ) x 2.57m ( 8'6" )**  
a three piece suite consisting of bath with shower above, WC, and basin. A frosted window to front aspect provides natural light.

**Bedroom 1 (First Floor) 3.85m ( 12'8" ) x 3.93m ( 12'11" )**

The master bedroom comes complete with period fireplace, a built in wardrobe and window overlooking the mature front garden.

**Bedroom 2 (First Floor) 2.77m ( 9'2" ) x 2.63m ( 8'8" )**  
exposed beams and small window to rear aspect lend lovely period features to the feel of the second bedroom.

**Bedroom 3 (First Floor) 1.66m ( 5'6" ) x 4.79m ( 15'9" )**  
would make ideal use as a dressing room or home office, bedroom three again alludes period features with window to rear aspect.

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	