



**Station Road, Lode, Cambridge, Cambridgeshire, CB25 9HB**

**£1,200 pcm**

**Unfurnished**

**2 Bedrooms**

**Available from 02/11/2026**

**EPC rating: C**

**45 Mill Road, Cambridge CB1 2AW**

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## Station Road, Lode, Cambridge, Cambridgeshire CB25 9HB

A charming and well proportioned two bedroom cottage enjoying a pleasant position within this popular village to the North East of the city.

- 2 double bedrooms
- First floor bathroom - refitted
- Pets by Arrangement
- Kitchen/breakfast room - refitted
- Driveway parking
- Rear garden
- Offered unfurnished
- Deposit: £1500

Rent: £1,200 pcm

Viewing by appointment

Lode is a very pretty and small village located approximately 6 miles east of Cambridge. There is a regular bus service to Cambridge and nearby Bottisham which offers further local amenities, including a highly regarded restaurant and excellent primary and secondary schooling. Lode is home to Cambridge County Polo Club and is also close to Anglesey Abbey which forms part of the National Trust. There is easy access to the A14, leading to the A11 and M11 and to the Science Park

The property is offered unfurnished and includes white goods including dishwasher and washing machine.

### SITTING ROOM

19'4" x 12'2" (5.90 m x 3.70 m)

Part glazed front door and multi paned bow window to front, feature brick ornamental fireplace with slate hearth (not in use), open tread staircase to first floor, TV and BT points, coat hooks, two radiators, coving, doorway to

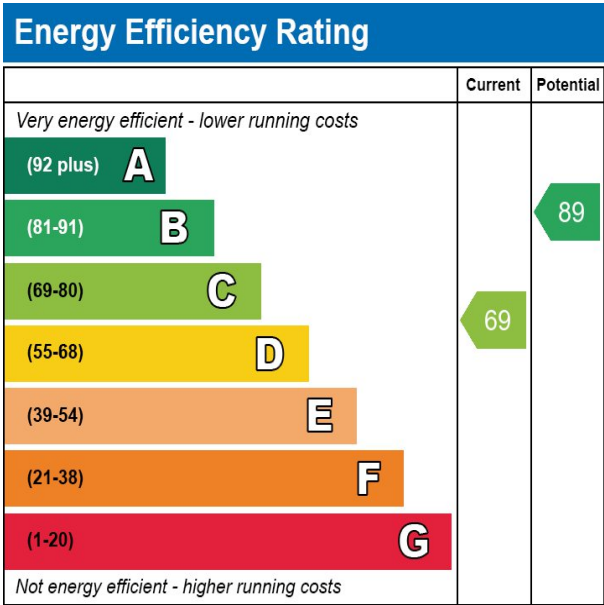
### KITCHEN/BREAKFAST ROOM

14'9" x 9'2" (4.50 m x 2.80 m)

with part glazed door to rear, good range of newly fitted units with a ceramic hob and electric oven, fridge freezer, washing machine. Additional cupboard for storage housing the boiler.

### LANDING

with doors to



BEDROOM 2

12'2" x 8'2" (3.70 m x 2.50 m)  
with double glazed window to rear, radiator, sliding doors to built in cupboard.

BATHROOM

with vaulted skylight, with a newly fitted bath, shower over, basin and WC.

BEDROOM 1

12'6" x 10'2" (3.80 m x 3.10 m)  
with multi pane window to front, radiator, built in cupboard and built in over stair wardrobe cupboard.

OUTSIDE

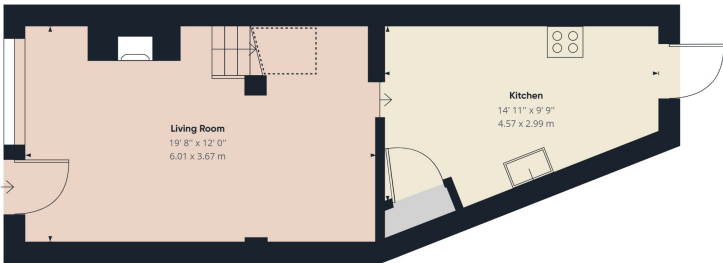
Paved patio area with a lawn and mature borders and hedging. Communal pathway at side of house (shared with neighbour) and extends across garden adjacent to rear of house for bin/bike access, etc. Driveway parking to front.

Council Tax Band: C

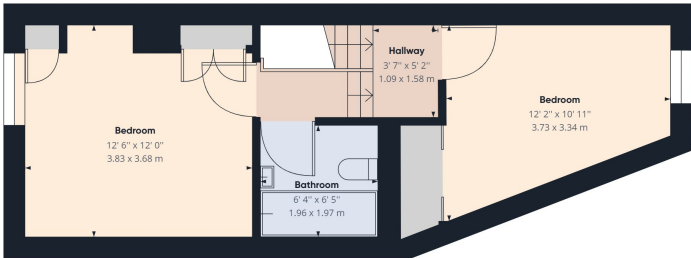
Holding Deposit: £300

Material Information:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=4594697](https://sprift.com/dashboard/property-report/?access_report_id=4594697)



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

705.86 ft<sup>2</sup>  
65.58 m<sup>2</sup>

Reduced headroom

15.14 ft<sup>2</sup>  
1.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Applying for a Property

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

Either:

- a passport, current or expired (if expired by no more than 6 months)
- 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. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- 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.