

# EMBASSY

LETTINGS & MANAGEMENT



## 48 Lovell Road, Cambridge, CB4 2QR

**£2,300 Per month**

A Spacious and Beautiful 3 Bedroom Semi Detached located on the North side of Cambridge City. A short distance from Cambridge North Train Station and Science/Innovation Park.

This is a unique opportunity to rent this much loved and stylishly finished Family Home.

On the Ground Floor in the Centre of the Property is the Entrance Hallway, leading to the Open Plan Kitchen/Living Area, back from here is the Dining Room, which leads out to the Large Rear Garden. There is also a WC and a Under Stairs Utility Cupboard on the Ground Floor.

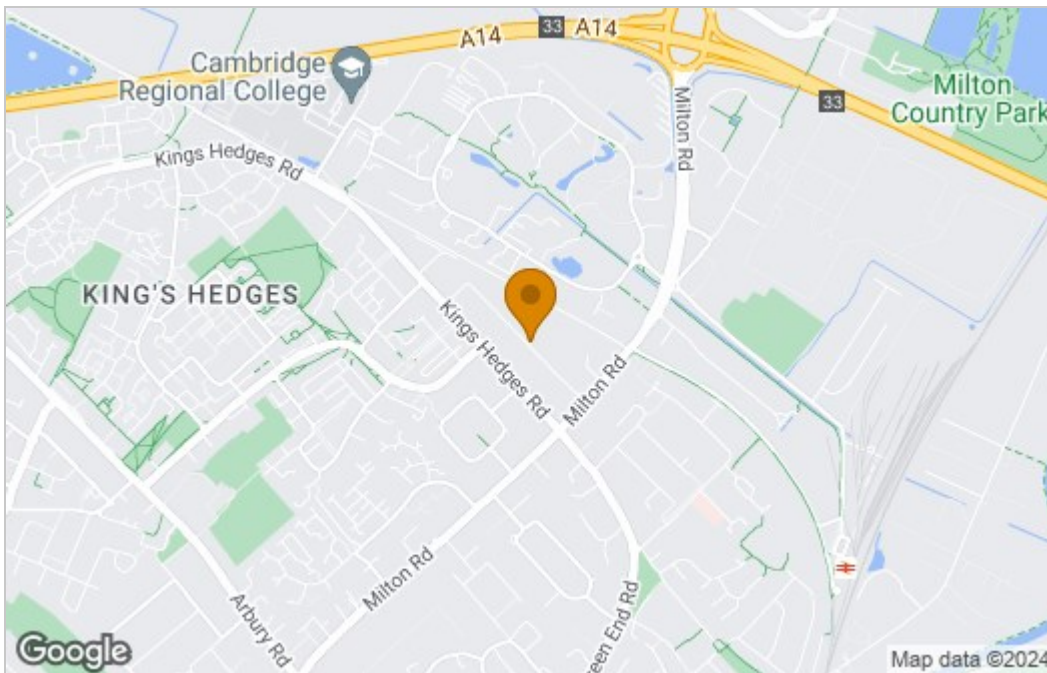
Upstairs we have Three Bedrooms, Two Doubles and a Single, there is also a stylish family Bathroom with full size Bathtub and Shower over.



# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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