



## 52 Harvey Goodwin Gardens, Cambridge, CB4 3EZ

£1,000 Per month

- Cosy 1-bedroom house
- Close to local amenities
- Quiet residential area
- Viewing recommended
- Located in Cambridge
- Ideal for singles or couples
- Easy access to transport



# 52 Harvey Goodwin Gardens, Cambridge CB4 3EZ

Nestled in the charming area of Harvey Goodwin Gardens, Cambridge, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Spanning an efficient 377 square feet, the property is ideal for individuals or couples seeking a cosy retreat in a vibrant city.

Upon entering, you are welcomed into a well-proportioned reception room, which serves as a versatile space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The adjoining bedroom provides a peaceful sanctuary, perfect for restful nights.

The property also features a well-appointed bathroom, designed with modern fixtures to ensure both functionality and style. The layout maximises the use of space, making it feel larger than its size suggests.

Located in a sought-after area, this house is within easy reach of local amenities, parks, and excellent transport links, making it an ideal base for exploring all that Cambridge has to offer. Whether you are a first-time buyer or looking to downsize, this charming home presents a wonderful opportunity to enjoy life in one of the UK's most historic and picturesque cities. Don't miss the chance to make this lovely property your own.



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C

Council Tax Band: B



#### Lounge

9'1" x 10'9"

Decent size laid to carpet. Velux window

#### Bedroom

7'4" x 10'7"

Double room with built in cupboard with sliding doors.

Velux window

#### Bathroom

5'10" x 5'10"

Full suite with bath tub (Electric shower to be installed)

Wash basin & W/C

#### Kitchen

4'9" x 7'1"

Small kitchen with sink, electric cooker & wall units

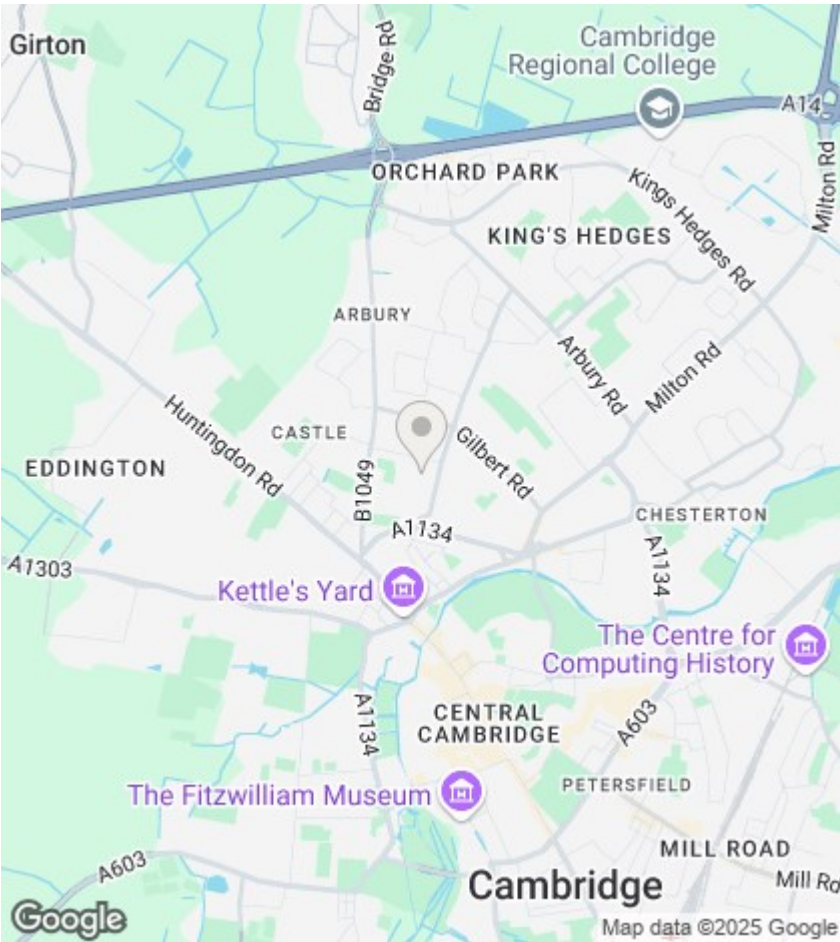
#### Utilities

Tenant responsible for all outgoings

No washing machine provided in apartment.

Communal laundry room located on the ground floor.

Coin operated washer and dryer machines



Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

