

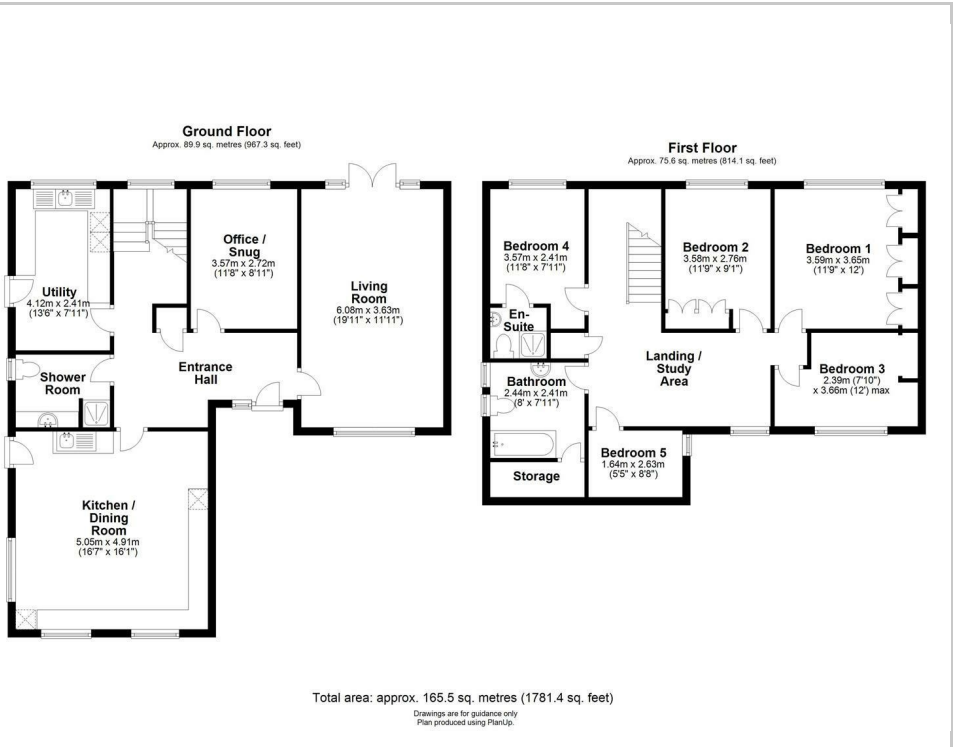


47 Gibraltar Lane, Cambridge, CB24 4RR  
£2,200 Per month





# Floor Plan



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	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

# Accommodation

- Spacious detached house
- Fully redecorated
- New flooring throughout
- Large enclosed garden
- Ample driveway parking

A substantial family home situated on a large plot, close to the school and village centre. The property has been fully refurbished, redecorated, with new flooring throughout.

The entrance hall has a useful built in cupboard, with stairs leading to an extremely spacious landing. The lounge is dual aspect, with patio doors leading out to the rear garden. The kitchen is handmade in solid wood, with granite worksurfaces and includes a fridge/freezer, an integral oven and induction hob, whilst the separate utility room has a washing machine and tumble drier, as well as side access to the garden.

Also on the ground floor is a dining room and a shower room. To the first floor are five bedrooms, 3 of which have built in wardrobes and one has an ensuite shower room. There is also a large family bathroom with a brand new suite which includes WC, basin and bath.

Outside, there is driveway parking for several cars, a shed and gated access to the rear garden. An impressive size, the enclosed garden is laid to lawn with a large patio and shingled area.

EPC Rating: D. Council Tax Band: F.

What3Words:///poems.bleaching.undercuts



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