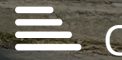
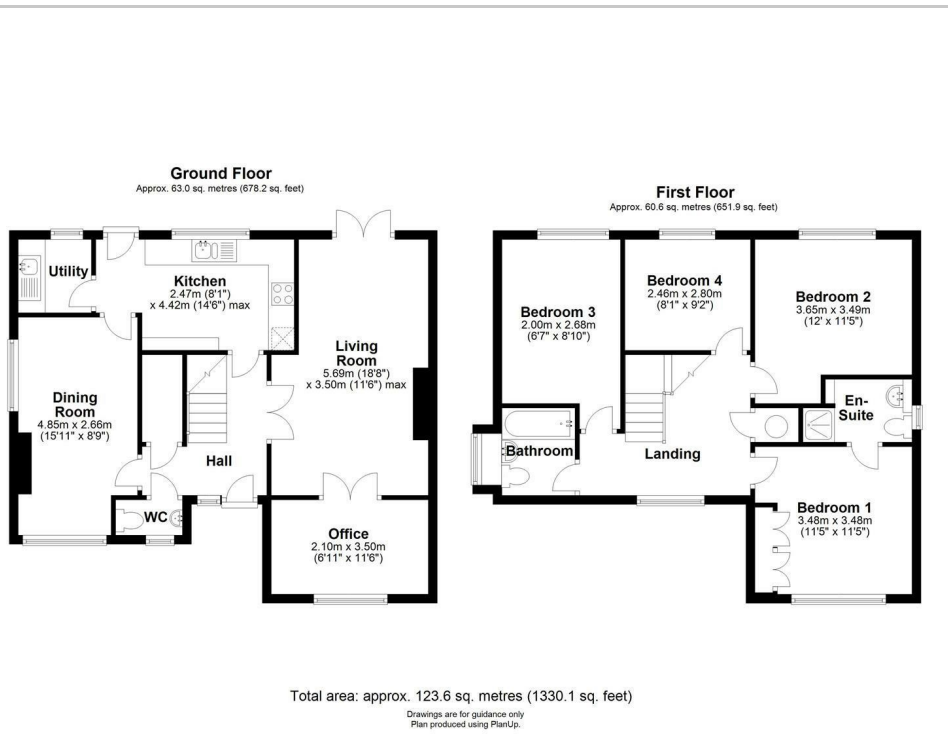




1 Bullen Close, Cambridge, CB1 8YU
£2,150 Per month



Floor Plan



Accommodation

- Large driveway
- Detached house
- Gas fired central heating
- Available Now

Beautifully presented 4 bedroom detached property, in a great cul-de-sac location just off Cherry Hinton Road. Ideal for access to Addenbrookes Hospital and the city centre, with many varied local amenities within easy walking distance.

On entering the property, there is a hallway with understairs storage, stairs off to the first floor and access to the lounge, kitchen, dining room and cloakroom with WC. There is also a useful office space and a utility room. In the kitchen is an integral hob/oven and dishwasher, with the fridge/freezer and washing machine in the utility room. Access to the rear garden is from the kitchen and from the lounge, via French doors.

Stairs to the first floor take you up to a landing with vaulted ceiling, a lovely unexpected feature. From here, you have access to all 4 bedrooms and the family bathroom. The primary bedroom has an ensuite shower room, and the remaining bedrooms are all a good size.

There is an enclosed rear garden, with gated side access to the ample block paved driveway and detached single garage.

Council Tax Band: F. EPC Rating: C.

What3Words: ///stir.river.paint



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
		73 85

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.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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