







GRAY
TOYNBEE
TO LET

CRABTREE ROAD

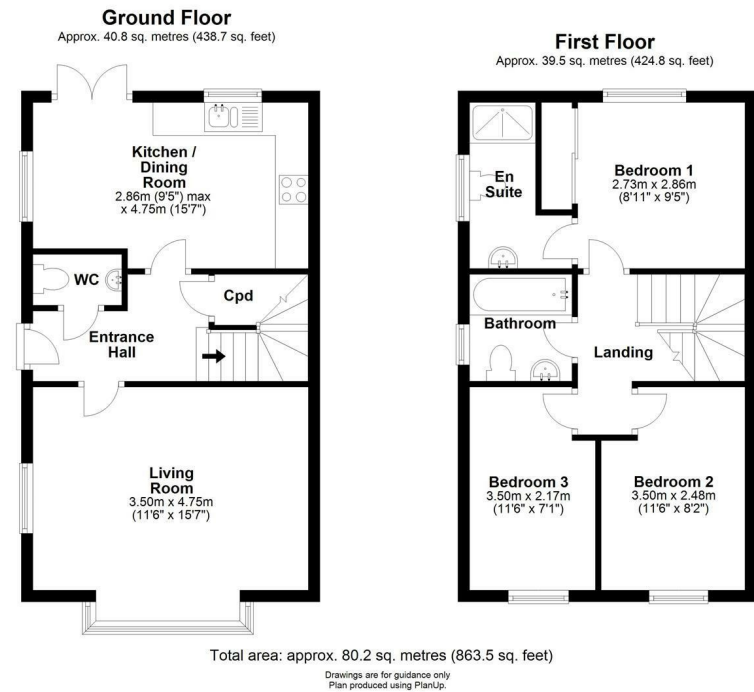
AV21EVH

3 Crabtree Road, Cambridge, CB24 1BN
£1,650 Per month

 3  2  1  B

Floor Plan

Accommodation



- Detached house
- Modern finish
- Close to Guided Bus
- Available 21st June 2024

A very well-presented and modern three-bedroom detached house located in Northstowe, a short walk to the guided bus, local amenities and with easy access to the A14.

On the ground floor is an entrance hall accessing the downstairs wc, understairs storage, the kitchen/dining room, and the living room. The contemporary kitchen is well-equipped and there are French doors leading to the East facing garden. The large living room has a dual aspect and a bay window.

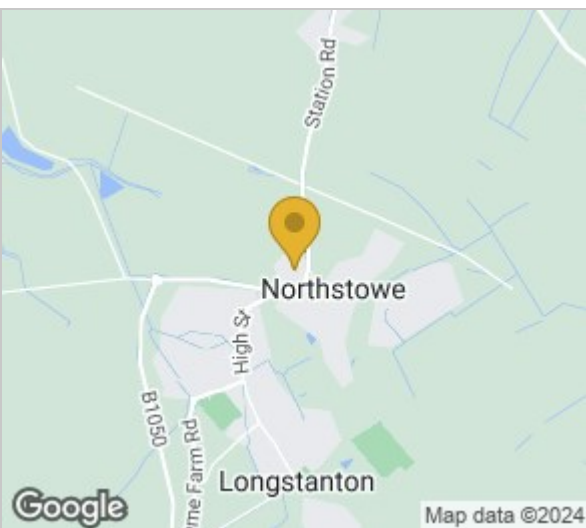
On the first floor is the primary double bedroom with a modern ensuite, the second double bedroom, and the third single bedroom. The family bathroom is well fitted with a bath, shower over bath, wc, and basin.

Externally there is off road parking for two cars, a small front garden, and a good sized rear garden accessed via a side gate.

Northstowe is a new town just a few miles north of Cambridge and boasts several parks, play areas and a Primary and Secondary School.

Council tax band: D EPC rating: B

[///blogs.relocated.grudges](http://blogs.relocated.grudges)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

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.

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Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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