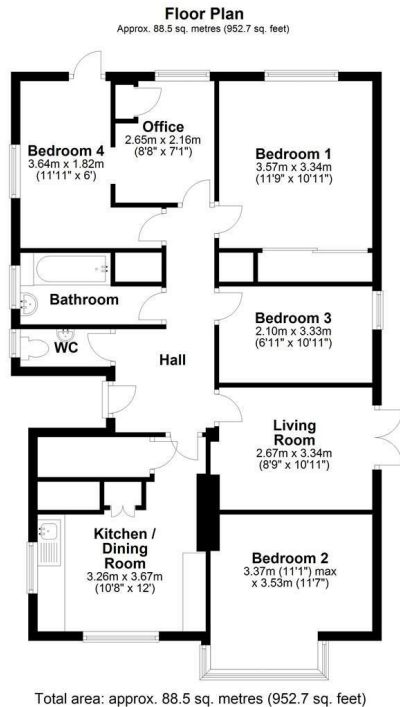




6A Stretten Avenue, Cambridge, CB4 3EP
£2,450 Per month

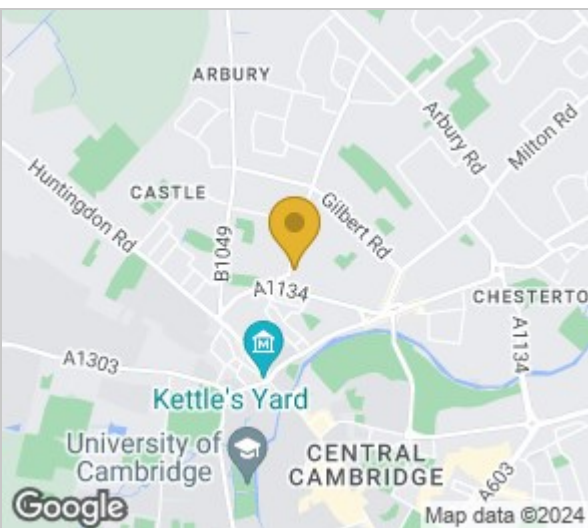


Floor Plan



Total area: approx. 88.5 sq. metres (952.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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	
	72	75

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

- Available August
- Fully furnished
- Quiet location

A conveniently located 4-bed ground floor flat, situated on a quiet residential street and offering excellent access to Cambridge city center. Perfect for a group of sharers, and available from August.

This property is part of a converted detached building, accessed through a shared entrance on the ground floor. It includes two double bedrooms and two single bedrooms, all fully furnished with ample space. One of the single bedrooms benefits from an adjoining office space.

The kitchen is fully equipped with a table, chairs, and white goods. The property features electric heating and double glazing throughout and there is a separate bathroom and wc.

Stretten Avenue is near the amenities of Victoria Road and Histon Road, including a convenience store just around the corner. The river and city center are only a few minutes cycle away, and the Business & Science Parks are also easily accessible.

Council Tax Band: D EPC: C

///brands.water.mason



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

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