

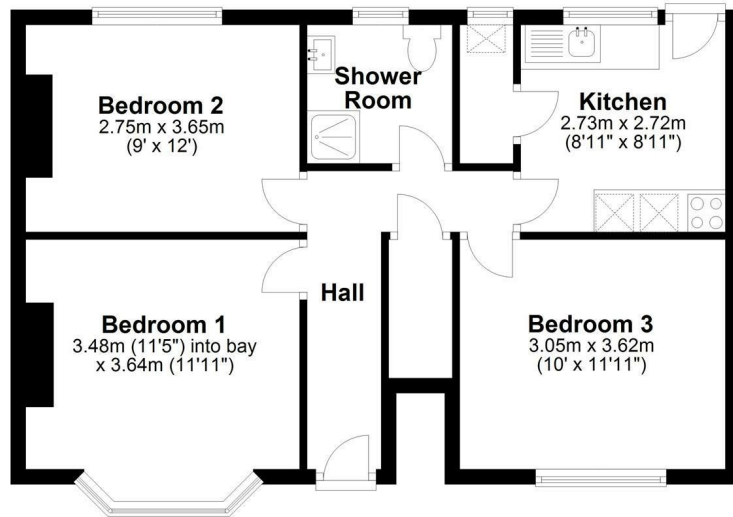


12 Harvey Goodwin Avenue, Cambridge, CB4 3EU
£1,775 Per month

Floor Plan

Floor Plan

Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 54.2 sq. metres (583.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Fully furnished
- Available October
- Suitable for sharers

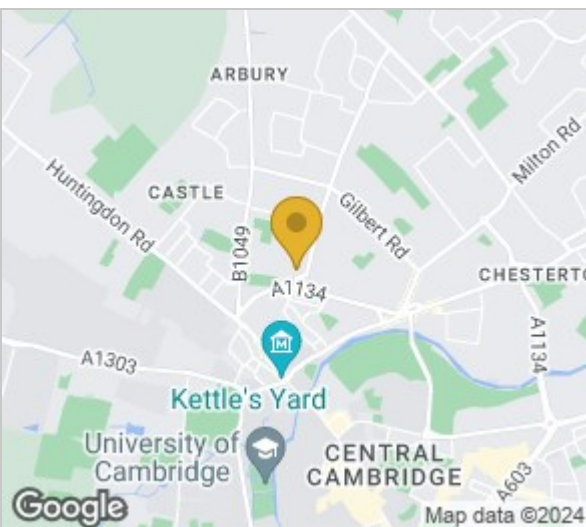
A superb, fully furnished 3-bedroom flat, conveniently located for City access, available to let from October.

This ground-floor flat features three generously sized bedrooms, each furnished with a bed, bedside table, chest of drawers, and a chair. Two bedrooms have double beds, while the third has a single bed. The kitchen is spacious and well-equipped with appliances including a fridge, freezer, and washing machine. The bathroom includes a shower, WC, and basin.

Harvey Goodwin Avenue, situated just off Victoria Road, offers excellent access to local amenities and the city center. This property is ideal for a group of sharers or students, and on-street parking is available.

EPC: C Council Tax Band: B

What3words: ///keeps.edgy.remedy



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	
	69	77

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.