

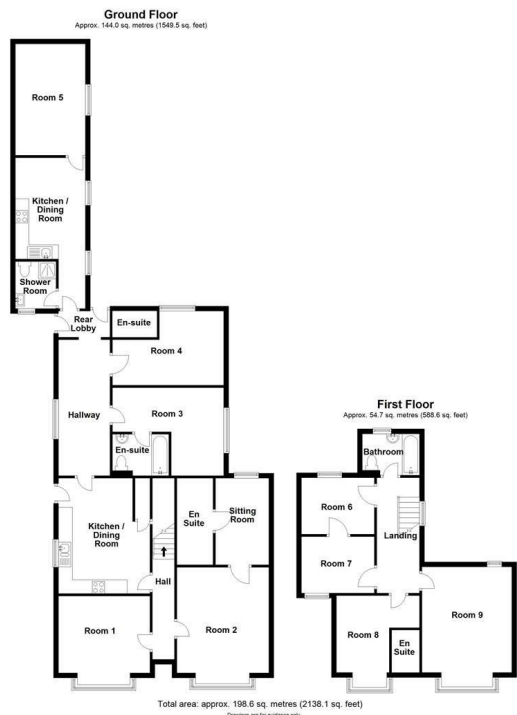


GRAY&TOYNBEE
01223 439888
GRAYANDTOYNBEE.COM
TO LET

Rooms 6 / 7, 591 Newmarket Road, Cambridge, CB5 8PA
£725 Per month

1 1 1 D

Floor Plan



Accommodation

- Gas, water and elec included
- Bi-weekly cleaning included
- Furnished double room
- Off-road parking

A generously sized first-floor double room in a shared house, fully furnished with a double bed, mattress, chest of drawers, wardrobe, and bedside table.

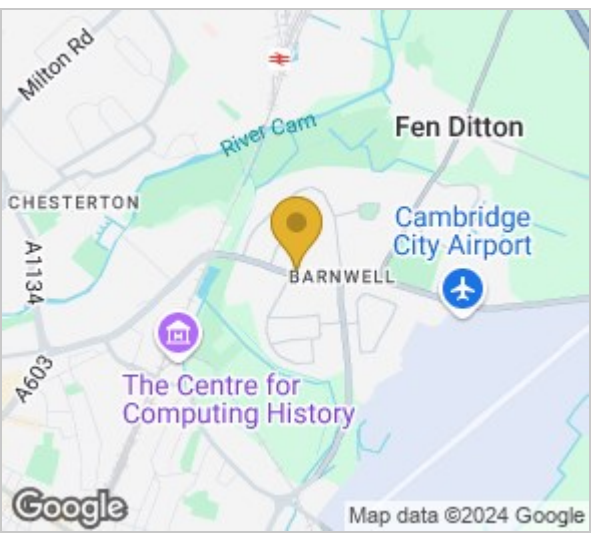
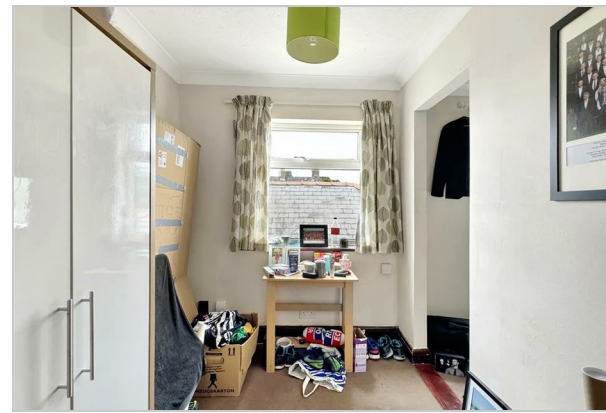
The property features two fully equipped shared bathrooms, driveway parking, a spacious communal garden, two well-appointed kitchen areas, gas central heating, inclusive bills (gas, water, electricity, council tax), and regular garden maintenance, as well as a convenient space for bicycles. The common areas are professionally cleaned on a bi-weekly basis.

Newmarket Road boasts an excellent location with easy access to central Cambridge and convenient public transport and cycle routes to Addenbrookes Hospital, as well as both train stations. It is ideal for commuters and those seeking accessibility to key parts of the city.

Note: Room 6/7 is available

Council Tax Band: F. EPC Rating: D

What3Words: ///grades.digits.asset



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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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