



12 Keynes Road  
Cambridge, CB5 8PR

**Guide price £900,000**





## 12 Keynes Road

Cambridge, CB5 8PR

- Bespoke design for HMO/rental use
- Fully refurbished throughout
- Available immediately with no chain

A high quality, fully refurbished house, created to provide an excellent rental investment with 6 individual bedroom/studio rooms and a further detached garden studio/workspace. Designed and finished to be used as an AirBnB or an HMO (subject to licencing).

Located within walking distance of Marshalls, about 2 miles from the Science Park and 3 miles from Addenbrookes. The property has been extended and completely refurbished with rental in mind, significant investment and care have gone into ensuring the property is high quality, efficient and easy to run.

The accommodation includes six self-contained bedrooms, three on each floor. All have modern, well-appointed kitchen areas, ensuite shower rooms, and neutral decor. There is underfloor heating on the ground and first floor (bedrooms 2 & 6 have radiators) and all rooms are individually zoned and controlled. Studios 3 and 5 both have separate bedrooms further enhancing the appeal and flexibility on offer.







The house has zoned gas central heating via two boilers working in unison, mains pressure hot and cold in including expansion vessels to ensure uninterrupted supply, triple glazing, excellent insulation, self-cleaning external render, and low maintenance outside spaces, all of which help to make it efficient and easy to run.

The house has a hardwired fire alarm, emergency lighting, CCTV system, fire escape windows and fire doors, and combination locks on external gates.

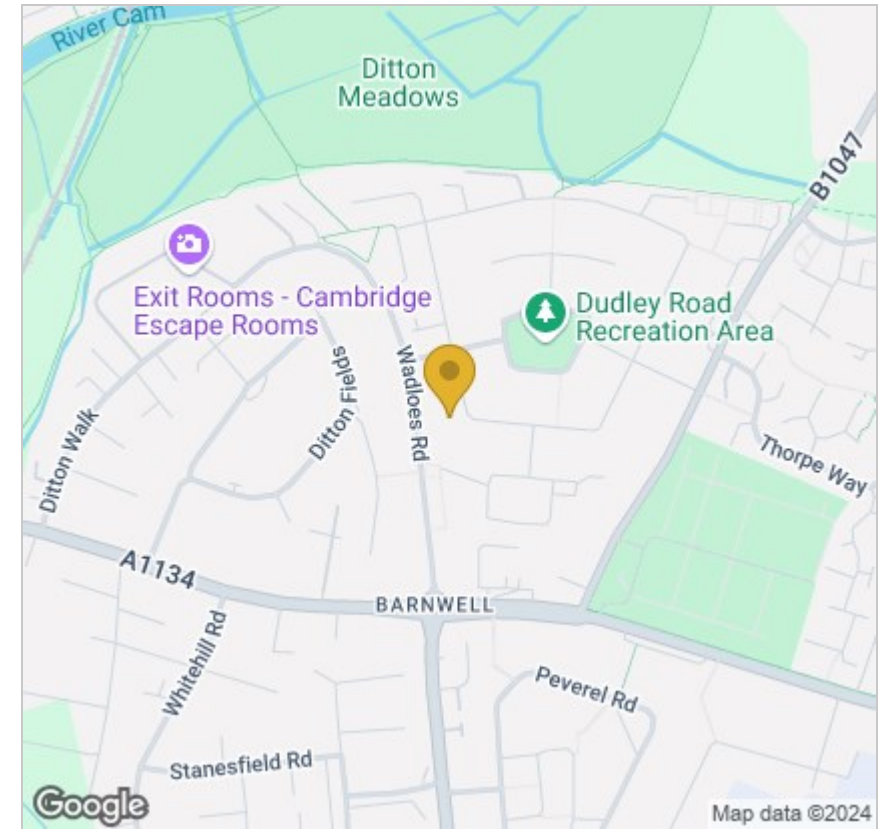
At the front, there is a block paved driveway for parking. Secure side access leads to the rear which is also paved, there is a detached studio with a kitchen area and shower room. There is a secure cycle store.



# Floor Plan



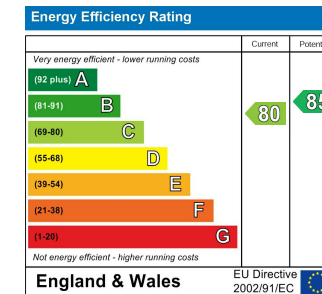
# Area Map



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.

Tenure: Freehold  
Council tax band: C

# Energy Efficiency Graph



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.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

