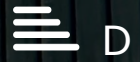
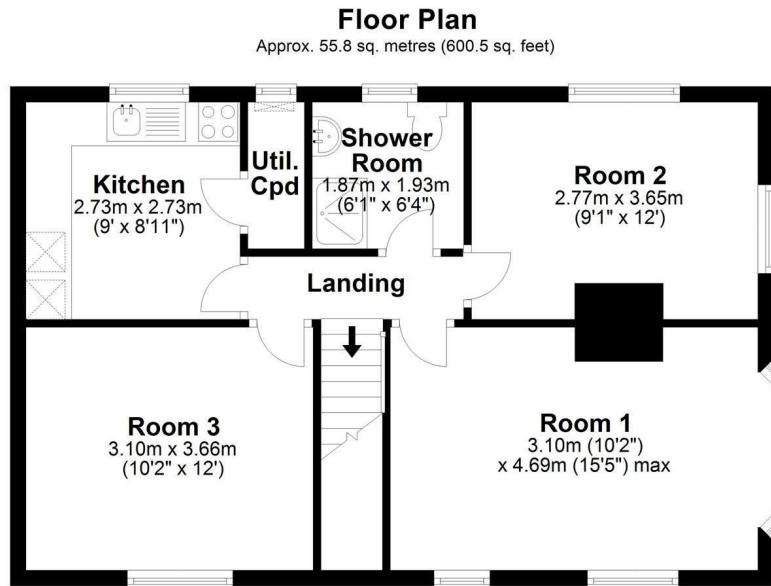




Room 1, 8 Harvey Goodwin Avenue, Cambridge, CB4 3EU
£725 Per month



Floor Plan



Total area: approx. 55.8 sq. metres (600.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Double room
- Furnished
- Bills inclusive

An excellent and well-presented furnished room in a shared flat, located conveniently for access to the center of the city. The rental price includes gas, electricity, and water charges.

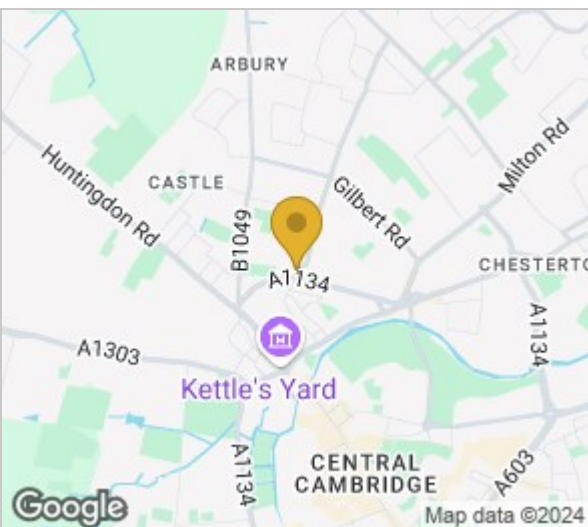
The room (Room 1) is furnished with a single bed, wardrobe, bedside table, chest of drawers, and a chair. The shared kitchen is a good size with appliances including a fridge, freezer, and a washing machine. The shower room has recently been refitted with a shower, wc, and basin.

Harvey Goodwin Avenue is located just off Victoria Road and provides good access to the local amenities and to the center of the city. There is on-street parking available.

Council tax: B

EPC: D

///scenes.lace.needed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

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.

