



4 Marshall Road, Cambridge, CB1 7TY
£2,700 Per month

4 1 1 E

Floor Plan



Total area: approx. 83.8 sq. metres (902.1 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		

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 Now
- Furnished Property
- Excellent Location
- Ideal for Sharers

A wonderfully well-presented and furnished 4-bedroom property, perfect for sharers, located on Marshall Road offering easy access to local Colleges, Addenbrookes Hospital, and Cambridge Station.

The property consists of a large double bedroom with a bay window on the ground floor. There is a lovely living room, furnished brightly with a sofa and dining table and chairs. This leads through to the modernised kitchen which has good storage options as well as a double electric oven and gas hob, washing machine, and fridge freezer. Just beyond the the kitchen is the bathroom with bath, shower over bath, wc, and basin.

On the first floor are three further bedrooms, two of which are unusually large singles and the third being a very good sized double room. All the bedrooms are furnished with a bed, desk, chair, wardrobe, and chest of drawers.

Externally there is a small rear garden with side access available. There is gas central heating and its double-glazed throughout.

The property is perfect for a group of sharers or students looking for quality accommodation close to the local amenities.

Council tax band: D EPC: E

///saints.pool.ladder



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