

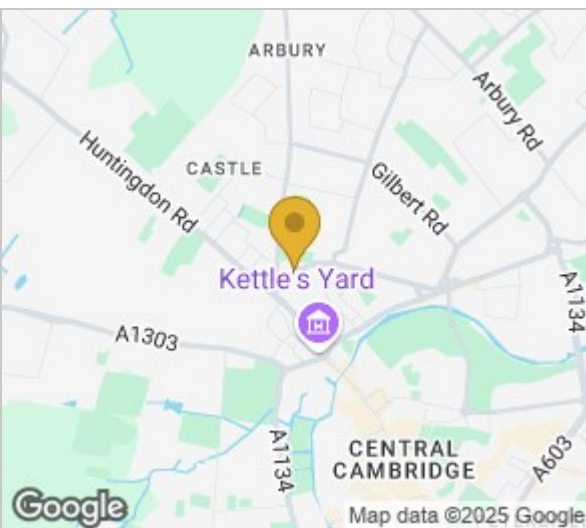
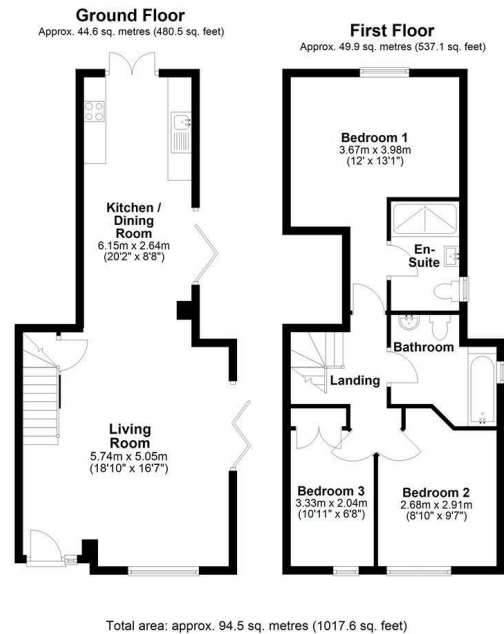


212a Victoria Road, Cambridge, CB4 3LG  
£2,100 Per month





## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		<b>78</b>
		<b>88</b>

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

- Fully Furnished
- Excellent Location
- Suitable For Sharers
- Available immediately

A well-presented, fully furnished three-bedroom maisonette, situated within a small, tucked-away development just off Victoria Road. This property offers spacious accommodation across two floors and is ideally located for easy access to the City Centre and the amenities of Histon Road.

The ground floor features an open-plan kitchen, living, and dining area, furnished with sofas, a coffee table, and under-stairs storage. The kitchen is fully equipped with a dining table and chairs, tall fridge/freezer, washer/dryer, microwave, hob and oven, and kitchen sink.

Natural light flows into the living space via three access points to the garden, which wraps around the flat. While this outdoor space is shared with other flats in the development, it still offers a pleasant environment to enjoy.

On the first floor, there are three double bedrooms. The two front-facing rooms are furnished with double beds, wardrobes, and additional storage. The primary bedroom, located at the rear, features a large mirrored wardrobe and a private en-suite with a shower unit, vanity unit with sink, WC, and heated towel rail. The main bathroom includes a shower over bath, WC, basin, and heated towel rail.

Available immediately, this property is ideal for sharers, families, or students looking for a conveniently located home.

Council Tax Band: D EPC Rating: C

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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](mailto:theteam@grayandtoynbee.com) Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

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