



124 Sedgwick Street, Cambridge, CB1 3AL
£1,950 Per month



Floor Plan

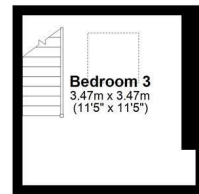
Ground Floor
Approx. 34.1 sq. metres (367.1 sq. feet)



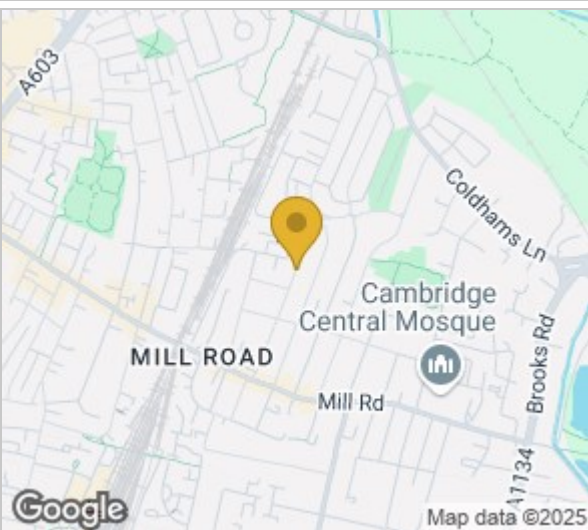
First Floor
Approx. 28.9 sq. metres (311.0 sq. feet)



Second Floor
Approx. 12.0 sq. metres (129.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.6 sq. feet)



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	
		81
	51	

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

- City centre location
- Unfurnished
- Available immediately
- Fantastic garden

A charming three-bedroom mid-terrace property situated in the heart of Mill Road, offering period features and an excellent opportunity for tenants seeking vibrant City Centre living.

Upon entry, there is a spacious open-plan living and dining area, freshly decorated while retaining character features such as oak flooring and a fireplace. The extended kitchen is well-equipped with a double oven, gas hob, dishwasher, washing machine, and integrated separate fridge and freezer units.

On the first floor, the property offers a generous primary double bedroom to the front, a single bedroom to the rear, and a well-appointed bathroom with a shower over the bath, heated towel rail, w/c, sink, and sash window.

The loft has been converted to provide a further double bedroom, complete with a skylight and built-in cupboard storage.

Externally, there is a large and well-maintained rear garden.

Available immediately on an unfurnished basis, the property is ideal for either families or professional sharers.

EPC Rating: E Council Tax Band: C

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GRAY TOYNBEE