

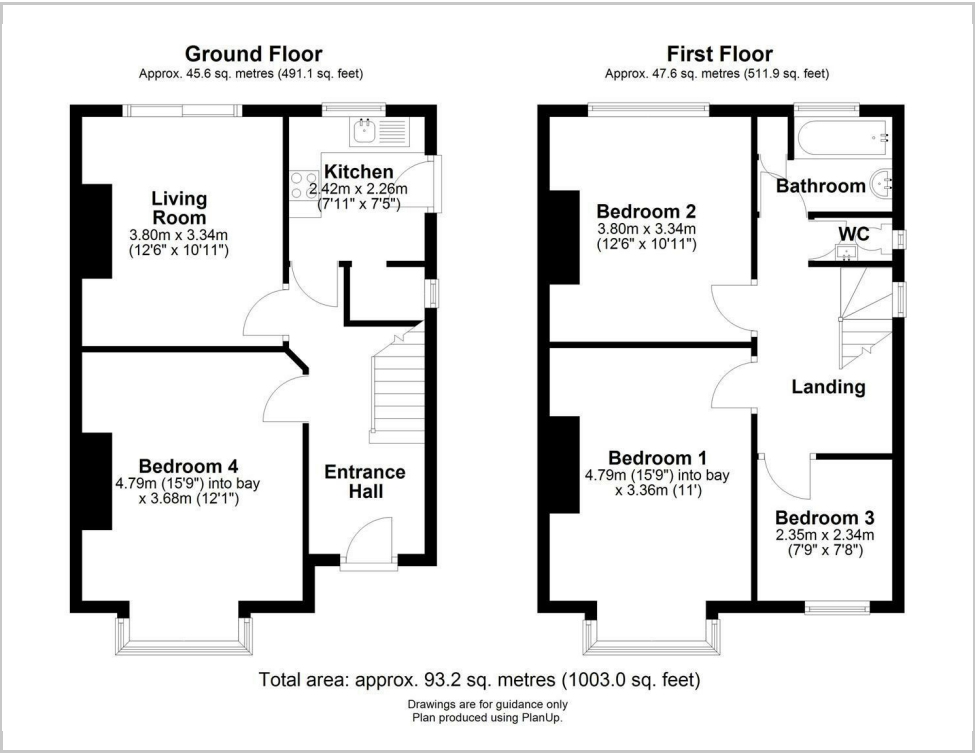


726 Newmarket Road, Cambridge, CB5 8RS  
£2,400 Per month





Floor Plan



Accommodation

- Available ASAP
- Furnished
- Off-street parking
- Suitable for sharers

This well-presented four-bedroom house is set back slightly from Newmarket Road, making it an ideal choice for a group of sharers or students. Fully furnished and available immediately, the property offers comfortable living with ample space throughout.

On the ground floor, there is a generously sized double bedroom at the front of the property, featuring a large bay window and the original fireplace, which, although blocked, retains its character. Toward the rear, the living area is equipped with a sofa, a dining table with chairs for four, and a sliding door that opens directly onto the garden. The kitchen is practical and well-appointed, including an electric hob and oven, extractor fan, microwave, kitchen sink, washing machine, ample cupboard space, and a large fridge/freezer unit.

Upstairs, there are two spacious double bedrooms and one single bedroom. All rooms come fully furnished with a bed, mattress, wardrobe, chest of drawers, workstation, bedside table, and an armchair, except for the single bedroom, which includes everything except the armchair. The bathroom facilities are split across two rooms; the w/c and basin are located separately, while the main bathroom includes a shower over the bath, a basin, a large mirror, and an airing cupboard.

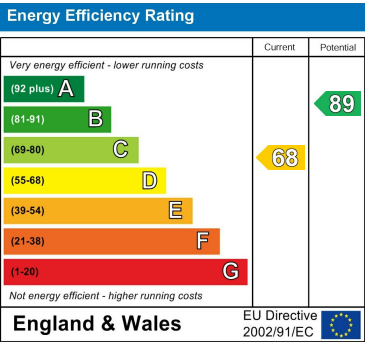
The garden is long and expansive, featuring a small patio area behind the house. The remainder is mostly laid to lawn with some shrubbery along the fence line. Conveniently, there is direct access to the garden from the front of the property.

The house benefits from gas central heating powered by a combination boiler and also offers off-street driveway parking.

This property is perfect for students or sharers and is available immediately, fully furnished.

Council Tax Band: D EPC Rating: D

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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.

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