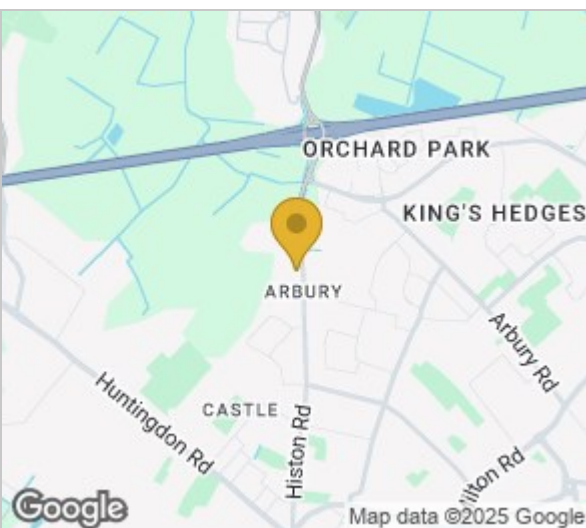
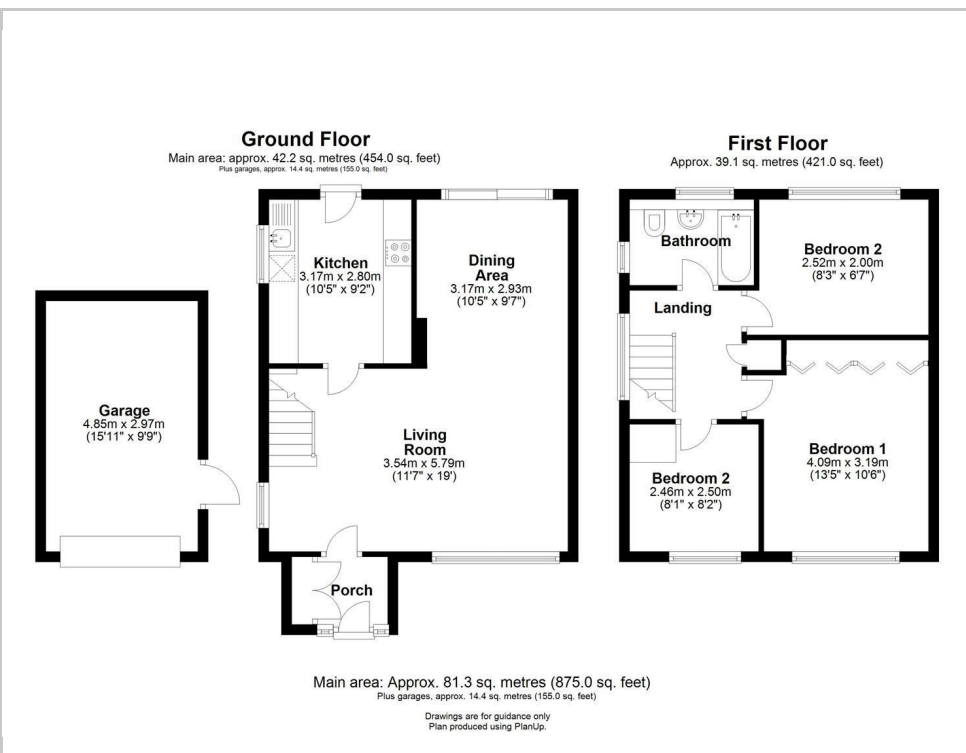




12 Brownlow Road, Cambridge, CB4 3NG
£1,950 Per month





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	88
(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

- Available immediately
- Part-furnished
- Excellent location
- Suitable for sharers

Three-bedroom semi-detached house located just off Histon Road, within walking distance of local amenities and public transport links, offering excellent access to the City Centre, Science and Business Parks, and the A14.

On entry, there is a porch ideal for shoe and coat storage, leading into a spacious open-plan living and dining room. This bright dual-aspect space offers generous proportions and plenty of natural light. The carpet is scheduled to be replaced by the landlord prior to a new tenancy commencing.

The kitchen is practical and well laid out, featuring a freestanding washing machine, electric oven with hob, sink, and ample cupboard and worktop space with both high and low units.

From the kitchen and living room, doors open out to a patio garden which is of good size, low maintenance, and includes some covered space and boxed flowerbeds. At the end of the garden is a garage with electricity, ideal for storage, along with side access to the property.

Upstairs, there are two double bedrooms and a versatile smaller bedroom. The bathroom includes a shower over bath, WC, basin, heated towel rail, and window for natural light and ventilation.

Available immediately, the property is partly furnished, though the landlord can be flexible. Suitable for families or professional sharers, with driveway parking at the front and unrestricted on-street parking nearby.

EPC: C Council Tax Band: D



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.

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