



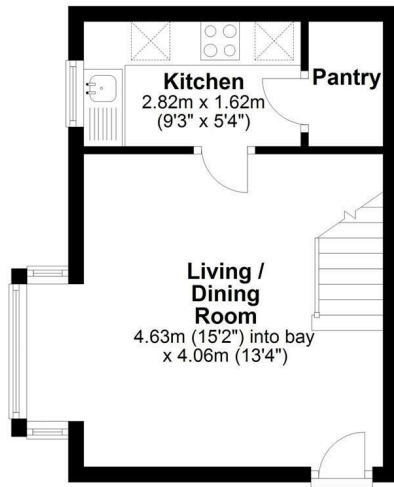
112 Woodhead Drive, Cambridge, CB4 1YX
£1,350 Per month



Floor Plan

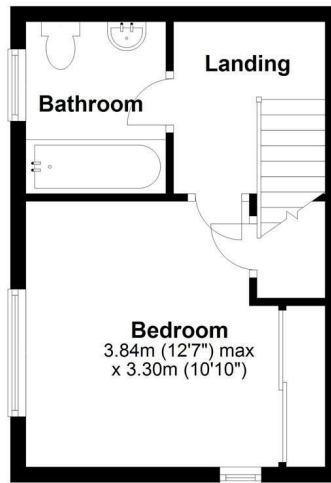
Ground Floor

Approx. 23.8 sq. metres (255.8 sq. feet)



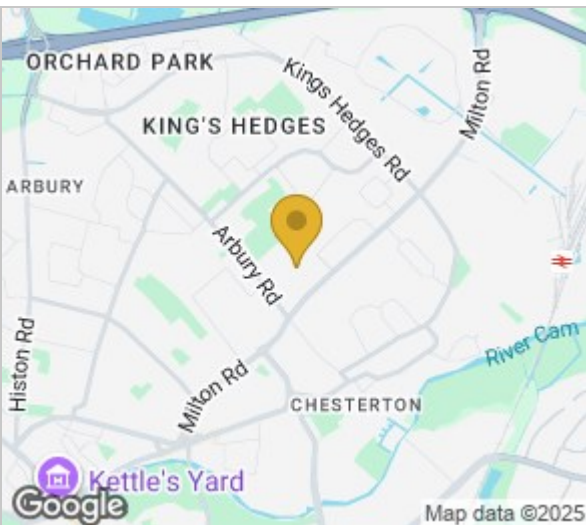
First Floor

Approx. 22.2 sq. metres (238.8 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 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		91
(81-91) B		
(69-80) C	71	
(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

- Newly Decorated
- Modern Kitchen
- Large Garden
- Off Street Parking

A well presented one bedroom semi detached house on Woodhead Drive, just off Milton Road, in an excellent location for local amenities, the A14 and M11, and the city centre.

On the ground floor there is a good sized living and dining room, with stairs leading to the first floor. The separate kitchen has been recently fitted with contemporary white gloss units and includes a hob and oven, washing machine and fridge freezer. There is also a useful understairs storage and pantry space.

On the first floor is a bathroom and a double bedroom with ample built in wardrobes and dual aspect windows. The property has gas fired central heating, is double glazed, and has just been decorated throughout.

To the side is an unusually large garden, laid to lawn and bordered by mature trees and hedging. Off street parking is also available.

The property is available unfurnished and is suitable for single or couple occupancy.

EPC: C Council Tax: B

///reason.stored.salsa



154-156 Victoria Road, Cambridge, CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

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.

**GRAY
TOYNBEE**