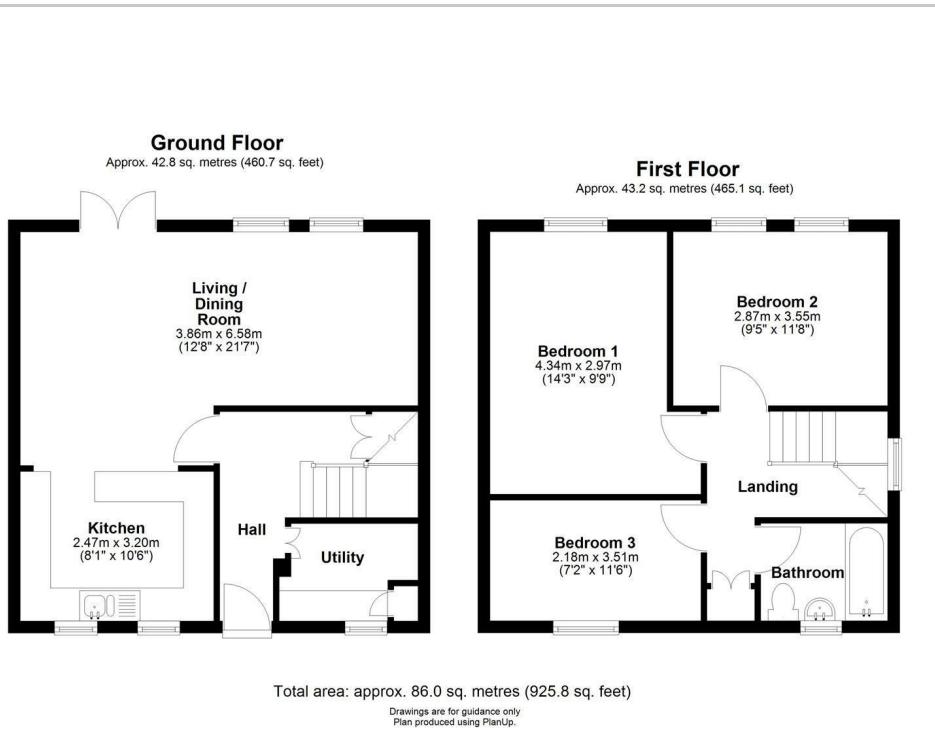




4 Temple Court, Cambridge, CB4 2TT
£1,700 Per month





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(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 Promptly
- Unfurnished
- Suitable For Professional Sharers or Families
- Recently Decorated

A well presented three bedroom end of terrace house extending to approximately 925.8 sq ft, conveniently located close to both the Science and Business Parks and offering good transport links into the city centre.

The property is entered via a useful utility area, leading through to an entrance hall with under stairs storage and coat hooks. To the ground floor is an open plan kitchen, living and dining space, attractively divided by an exposed brick archway. The kitchen is fitted with a range of wood effect cabinets and includes a freestanding gas oven, sink and tall fridge freezer. There is a tiled splashback and two front facing windows providing natural light. The living and dining area spans the full width of the property and benefits from two large windows and a rear door, creating a bright and versatile space.

To the first floor are three well proportioned double bedrooms. The principal bedroom is centrally positioned and overlooks the rear garden. The remaining two bedrooms are slightly smaller but remain comfortable doubles, each offering similar features and good natural light.

Also located on the first floor is the family bathroom, which comprises a bath with shower over, WC, wash basin and a window. There is an additional boiler cupboard on the landing, providing useful storage.

Externally, the rear garden offers a combination of lawn and patio, ideal for outdoor seating. The garden also benefits from a shed and rear access. There is residents parking to the front of the property, along with unrestricted on street parking nearby.

The property has been sympathetically redecorated since the previous tenancy and is offered unfurnished for immediate occupation.

Council Tax Band: C EPC Rating: C

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