

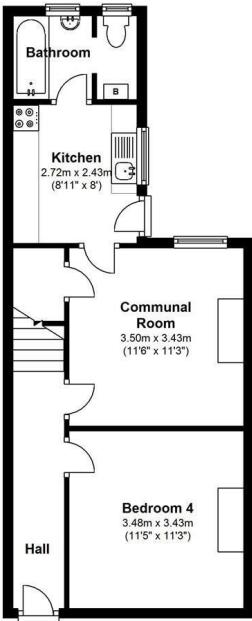


15 Catharine Street, Cambridge, CB1 3AW  
£2,350 Per month

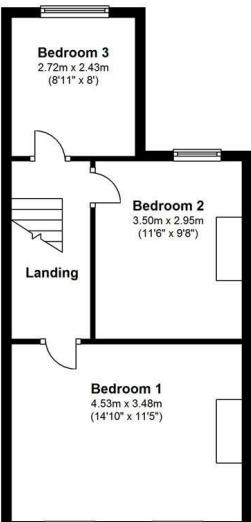


**Ground Floor**

Approx. 43.1 sq. metres (464.3 sq. feet)

**First Floor**

Approx. 39.2 sq. metres (421.4 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

## ■ Excellent Location

## ■ Available September

## ■ Fully Furnished

## ■ Suitable for Students

A well presented and fully furnished four bedroom house, located in the vibrant Mill Road area, an ever popular neighbourhood known for its independent shops, cafes and excellent transport links. The property offers convenient access to the city centre, Anglia Ruskin University and the main railway station, making it particularly well suited to students seeking comfortable and well connected accommodation.

The house features a shared kitchen equipped with essential appliances and ample storage, a communal living area providing a sociable space for occupants to relax, and a modern shared bathroom. An enclosed rear garden offers additional outdoor space for residents to enjoy.

The property is available from September.

The tenancy is offered on a rent only basis. No bills are included, and tenants will be responsible for all utilities such as gas, electricity, water, broadband and council tax where applicable.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.