

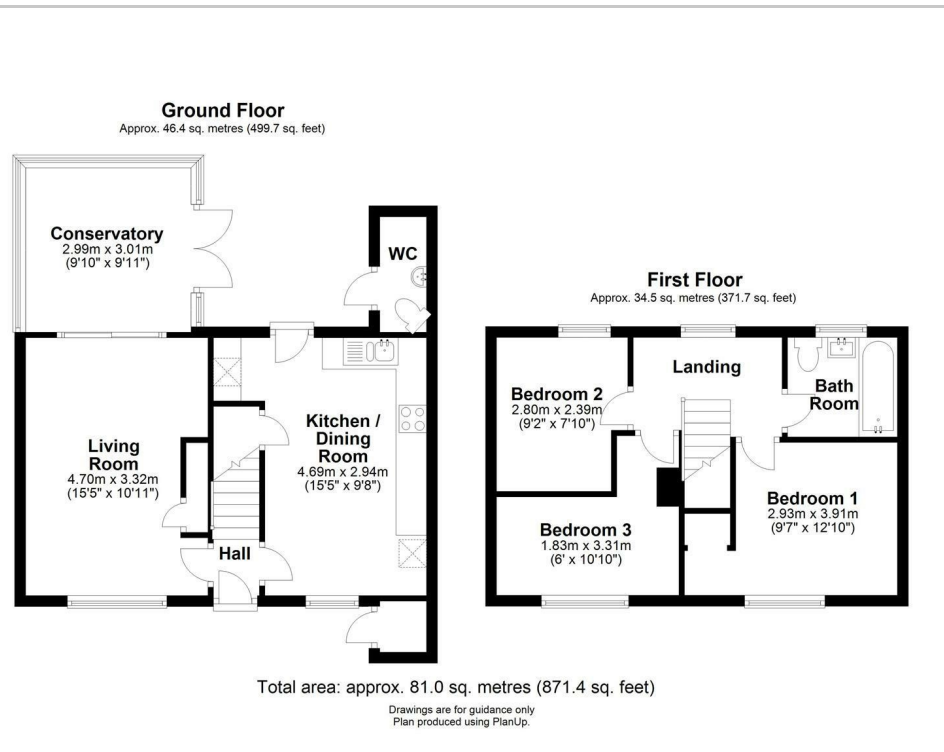


GRAY
TOYNBEE

4 Augers Road, Cambridge, CB1 9EL
£1,750 Per month

3 1 1 C

Floor Plan



Accommodation

- Newly Decorated
- Off Road Parking
- Enclosed Garden
- Unfurnished

Well presented 3 bedroom mid-terrace house located in the heart of Cherry Hinton, within easy walking distance of two primary schools and the many varied amenities on the High Street. Redecorated throughout, with new carpets to the stairs and first floor.

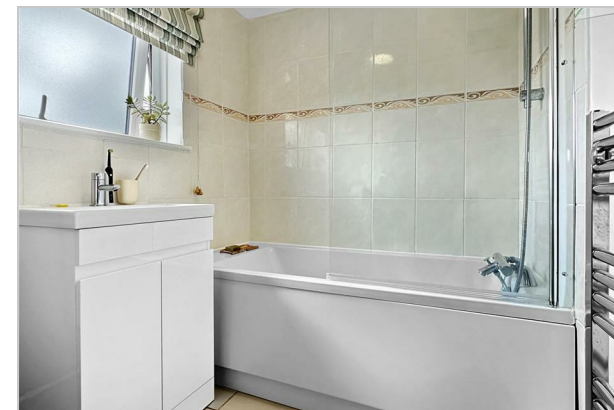
On the ground floor, there is an entrance vestibule with stairs to the first floor and access to the spacious kitchen/diner and living room. The fully fitted kitchen includes a fridge/freezer, washing machine, hob/oven and dishwasher, with a door providing access to the enclosed rear garden. The lounge has a lovely light wood floor and an adjoining sunroom which also has access to the garden.

Upstairs, there are 3 bedrooms and a newly fitted bathroom with a shower over the bath.

Externally, there are two off road parking spaces to the front, and EV charge point. and a rear garden with lawn, gated rear pedestrian access and a good sized summerhouse/shed. There is also a refitted WC accessed from the garden.

EPC Rating: C. Council Tax Band: C.

What3Words:///pace.grid.theme



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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.

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