



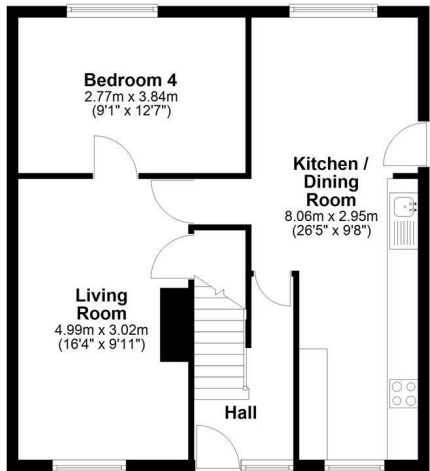
21 Ferrars Way, Cambridge, CB4 3RF  
£1,950 Per month





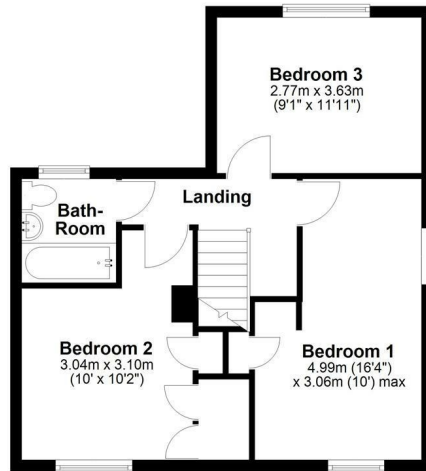
### Ground Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 101.0 sq. metres (1087.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- Available Immediately
- Unfurnished
- Lovely Garden
- Spacious Bedrooms

A spacious four bedroom semi detached home with a generous garden, ideally positioned for excellent access to the city centre as well as the Science and Business Parks.

Upon entry, the hallway has been freshly decorated and leads through to a bright open plan kitchen and dining area. The kitchen offers ample worktop and cupboard space, along with a large American style fridge freezer, sink, and integrated gas hob and oven. With space for dining, direct access to the garden and triple aspect windows, this room benefits from an abundance of natural light.

Also on the ground floor is the living room, which overlooks the front of the property, along with a well proportioned double bedroom to the rear. A useful storage cupboard is also located within the living room.

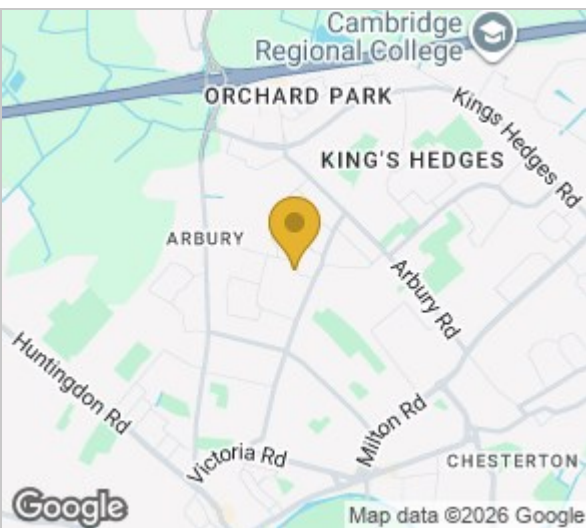
Upstairs, there are three further spacious double bedrooms, all with laminate flooring and recently redecorated. The two front bedrooms benefit from built in storage, while the rear bedroom enjoys views over the garden.

The family bathroom is also located on the first floor and is fitted with a shower over bath, WC, basin and mirrored vanity unit.

Externally, the property offers a generous garden with both lawn and patio areas, ideal for outdoor seating. On street parking is available, and the property is offered with immediate availability.

EPC: C Council Tax: D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		<b>85</b>
	<b>73</b>	

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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