

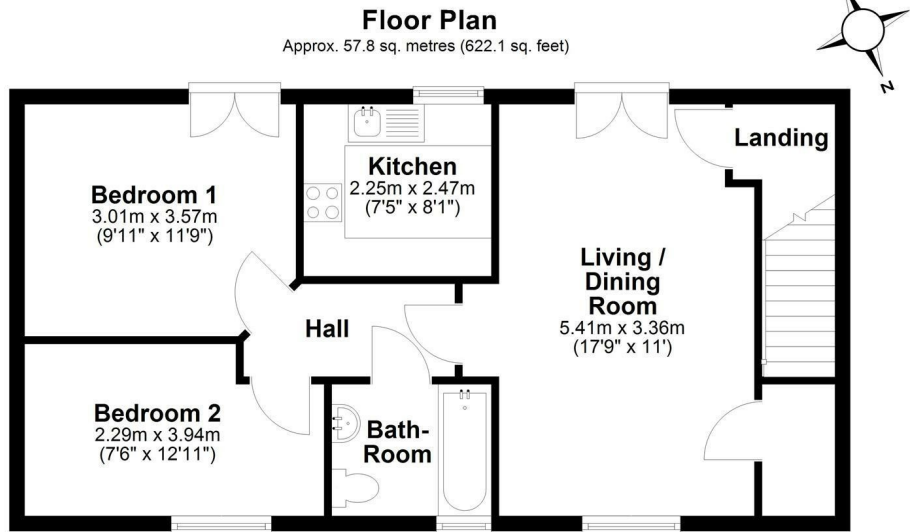


GRAY
TOYNBEE



2 Yeoman Drive, Cambridge, CB3 0GZ
£1,600 Per month





Total area: approx. 57.8 sq. metres (622.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Available Immediately
- Allocated Parking & Garage
- Part-Furnished
- Close to City Centre

A spacious and well presented two bedroom coach house extending to approximately 670 sq ft, available for immediate occupation and offered partly furnished with allocated parking, set within the highly desirable Darwin Green development.

Upon entry, a private landing leads directly into the bright and generously proportioned open plan living and dining space. With a Juliet balcony to one side and a window to the other, the room enjoys excellent natural light, enhancing the sense of space and making it an ideal area for both relaxing and entertaining. The kitchen is subtly separated, maintaining an open feel while providing a practical and well laid out cooking space.

The kitchen is well equipped with a gas hob, integrated oven, washer dryer, tall fridge freezer, and ample cabinetry and worktop space as well as an integrated dishwasher.

Both bedrooms are comfortable double rooms, with the principal bedroom being slightly larger and benefiting from an integrated wardrobe and its own Juliet balcony.

The bathroom is modern and well finished, featuring a shower over bath, heated towel rail, WC, basin, and large mirror.

Further benefits include a useful storage cupboard within the main living area, recent redecoration throughout, allocated parking, a garage, and access to communal bike and bin storage.

Offering excellent access to the city centre, Eddington, and the Cambridge West Innovation District, this property presents an excellent opportunity for couples or professional sharers seeking a modern, spacious and well located home.

EPC Rating: C & Council Tax Band: D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

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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