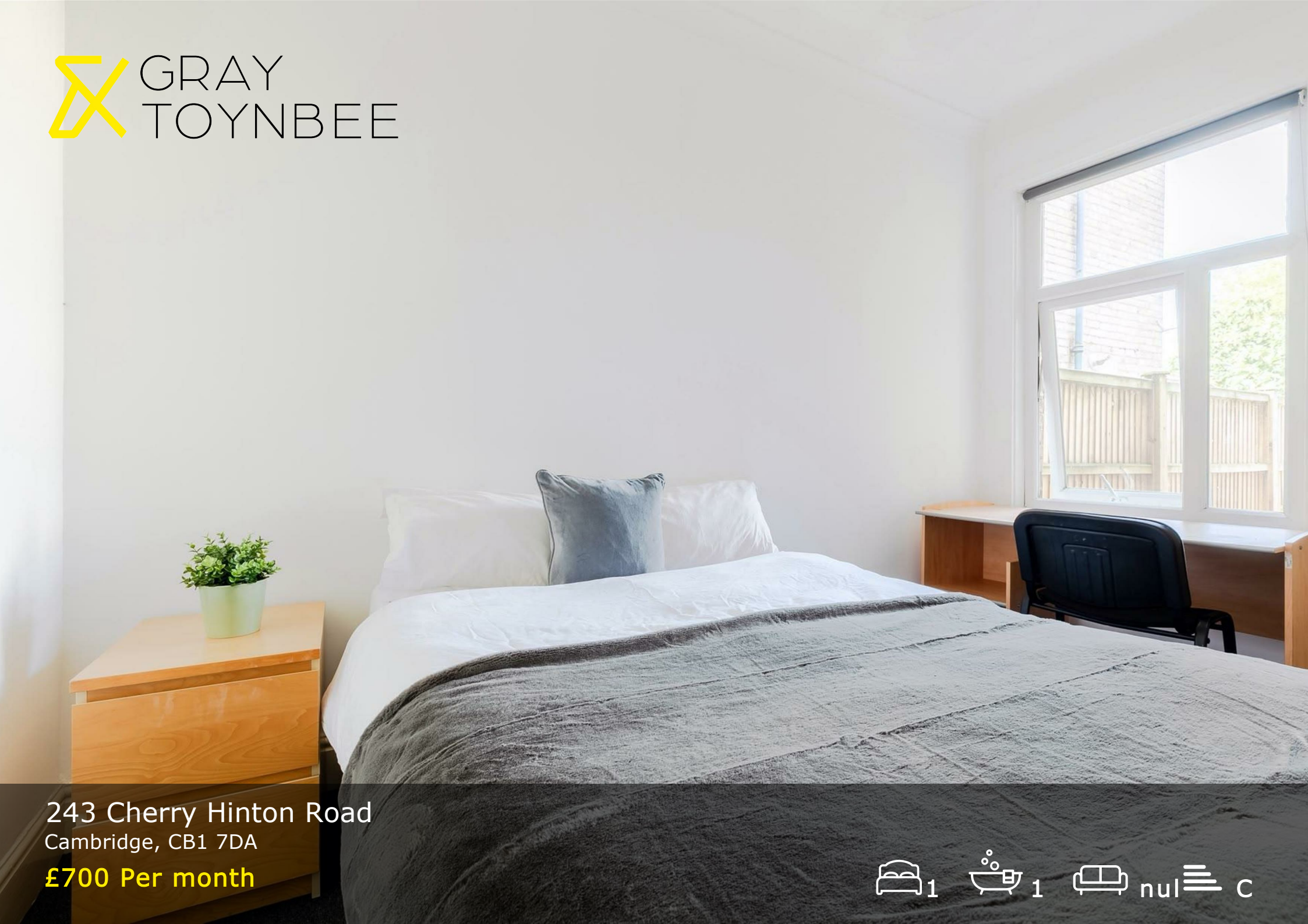
GRAY TOYNBEE



243 Cherry Hinton Road

Cambridge, CB1 7DA

£700 Per month

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243 Cherry Hinton Road

Cambridge, CB1 7DA

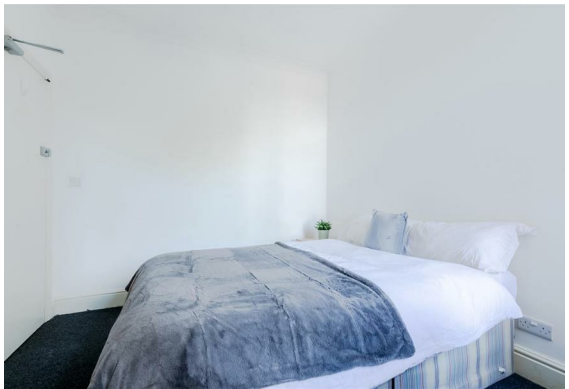
- Excellent Student or Sharer house
- Superfast broadband included
- Double bedroom
- All bills included
- Rear garden
- Off street parking

A good size double room situated on the ground floor of this modern property, which is located conveniently for local employers,. Addenbrookes Hospital, and access to the center of Cambridge.

The property consists of a modern and large shared kitchen with ample cabinet space and appliances. There are also two shower rooms, one of the ground floor and one on the first floor. There is a well-maintained rear garden with bike storage, as well as access from the adjoining Cowper Road.

The double room, Room 2, is furnished with a bed, wardrobe, desk, and chair. All bills, including Superfast Virgin Business Broadband are included in the rent. The property would be perfect for a student or professional looking for modern convenient living.

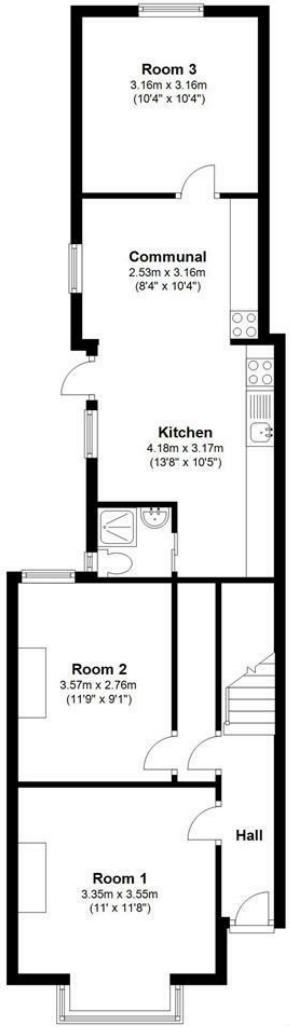
///mostly.descended.wizard



GRAY TOYNBEE

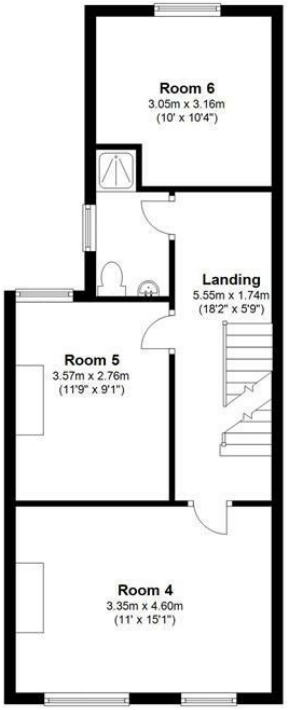
Ground Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



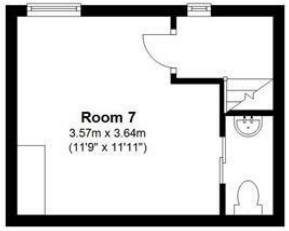
First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Second Floor

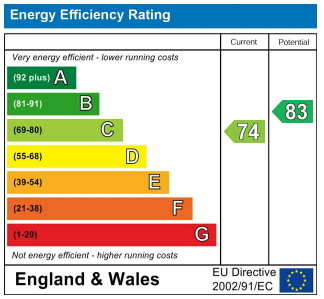
Approx. 16.4 sq. metres (176.7 sq. feet)



Total area: approx. 128.8 sq. metres (1386.6 sq. feet)

Proposed Plan of the property after it has been developed in the Summer of 2017
Plan produced using PlanUp.

Energy Efficiency Graph



Tenure:
Council tax band: C

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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