

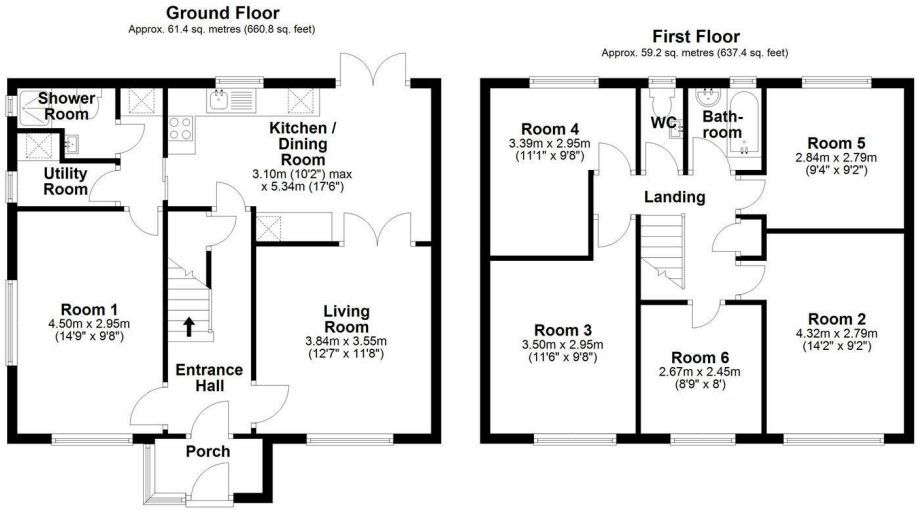


GRAY  
TOYNBEE



31 Ashvale, Cambridge, CB4 2SZ  
£2,750 Per month





Total area: approx. 120.6 sq. metres (1298.1 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.

- 5 double bedrooms
- Recently refurbished
- Excellent location
- Available now

A well presented and spacious 5 bedroom property, offered part furnished, with a lovely garden and plenty of parking options, and located conveniently in the north side of the city.

Ideal for a group of professional sharers, the property has been refurbished throughout and has 5 excellent bedrooms, a study, 2 bathrooms and a lovely living room.

On the ground floor there is a large double room with a dual aspect providing loads of light. The excellent living area adjoins the kitchen/dining room via glazed double doors. The kitchen is well equipped with plenty of cabinets and worktop space. There is a large fridge freezer, oven, gas hob and separate utility area with washing machine and drier. Completing the ground floor is a fully tiled shower room.

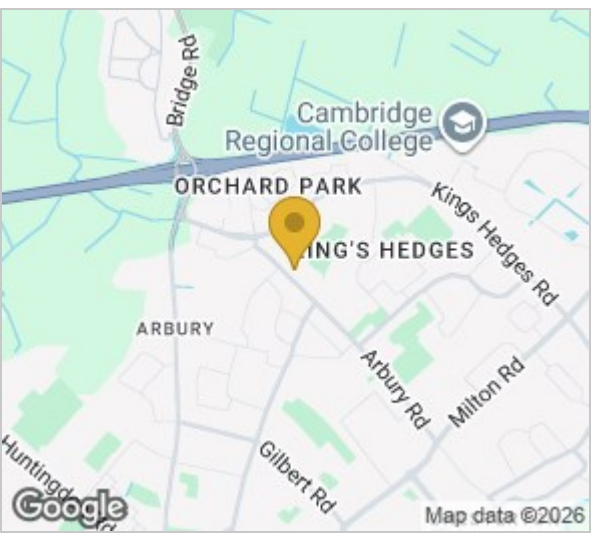
Upstairs there are 4 double bedrooms, a bathroom and a separate wc. There is also an additional study room which would be perfect for a home office.

Outside the garden is a good size with lawn and a small paved area. Ashvale is a quiet residential road with plenty of parking options. Ashvale is accessed via Arbury Road and therefore provides excellent access to the A14 and Cambridge City centre.

The property is available to let immediately.

Council tax: D EPC: C

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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>87</b>
		<b>75</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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