GRAY TOYNBEE



68 Birdwood Road

Cambridge, CB1 3TE

£1,150 Per month

1 1 1 B

68 Birdwood Road

Cambridge, CB1 3TE

- Large Ground Floor Double Room
- Luxury Shared House
- Communal Cleaner Supplied
- Communal Gardener Supplied
- En-Suite Room

A beautifully presented, fully furnished luxury double room to the rear of the ground floor of this shared house, offering views over the rear garden.

The room is furnished with a double bed with built-in storage, matching bedside tables and lamps, built-in wardrobes, and a desk with coordinating chair. Additional furnishings include a chest of drawers, full-length mirror and wall-mounted TV.

The room also benefits from a private en-suite shower room, featuring a built-in shower cubicle, wash hand basin with vanity unit, backlit mirror, WC and heated towel rail.

Tenants have access to a spacious shared kitchen and communal living area. The living space is furnished with a comfortable sofa, dining table and chairs, along with a wall-mounted TV, providing a pleasant area to relax and socialise.

The modern kitchen is fully equipped and includes an integrated oven, microwave, hob, double sink, full-size dishwasher and American-style fridge freezer.

Externally, you will find an enclosed rear garden with a patio area, BBQ and lawn. The garden is maintained by a gardener provided by the landlord.

To the front of the property, there are















two off-street parking spaces, together with a dedicated bike rack providing secure space for up to six bicycles.

Birdwood Road offers the best of Cambridge living, combining a peaceful residential setting with excellent access to the city centre, local amenities and green spaces. With convenient transport links, a strong sense of community and the renowned universities, shops, cafés and cultural attractions of Cambridge close by, it’s an ideal location for enjoying both a relaxed lifestyle and everything the city has to offer.

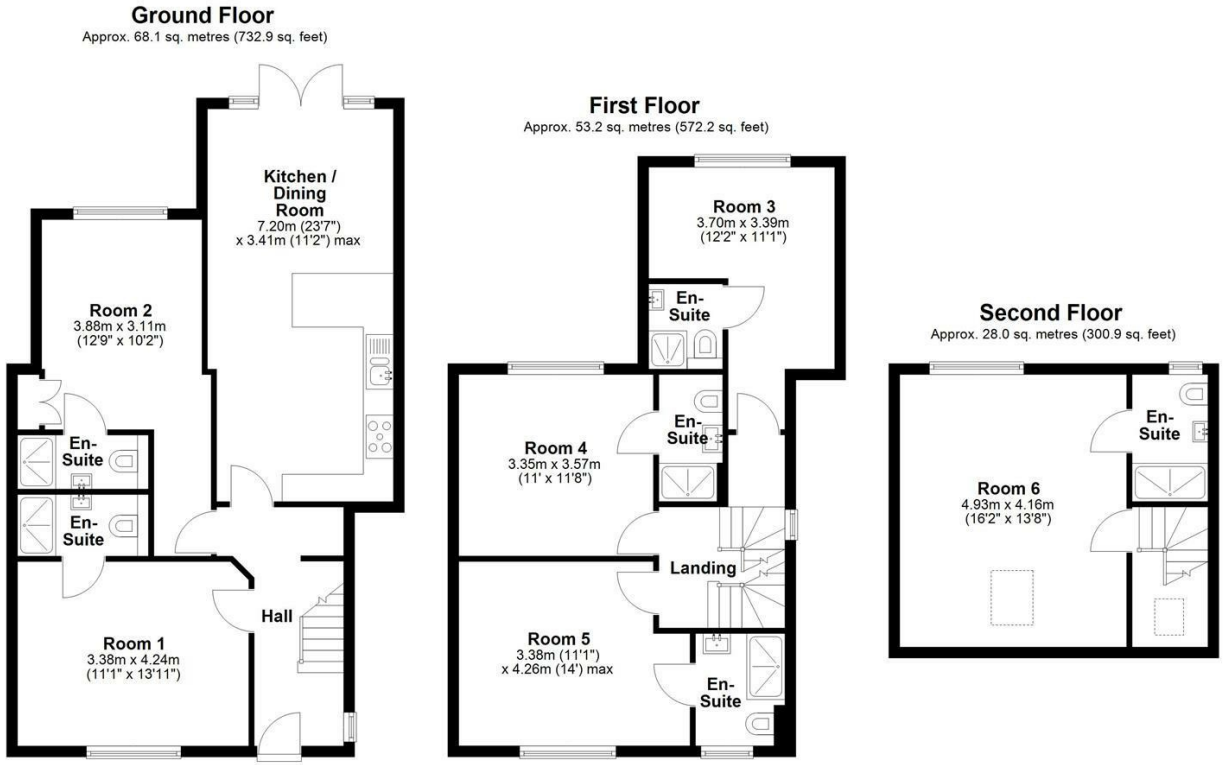
EPC Rating B

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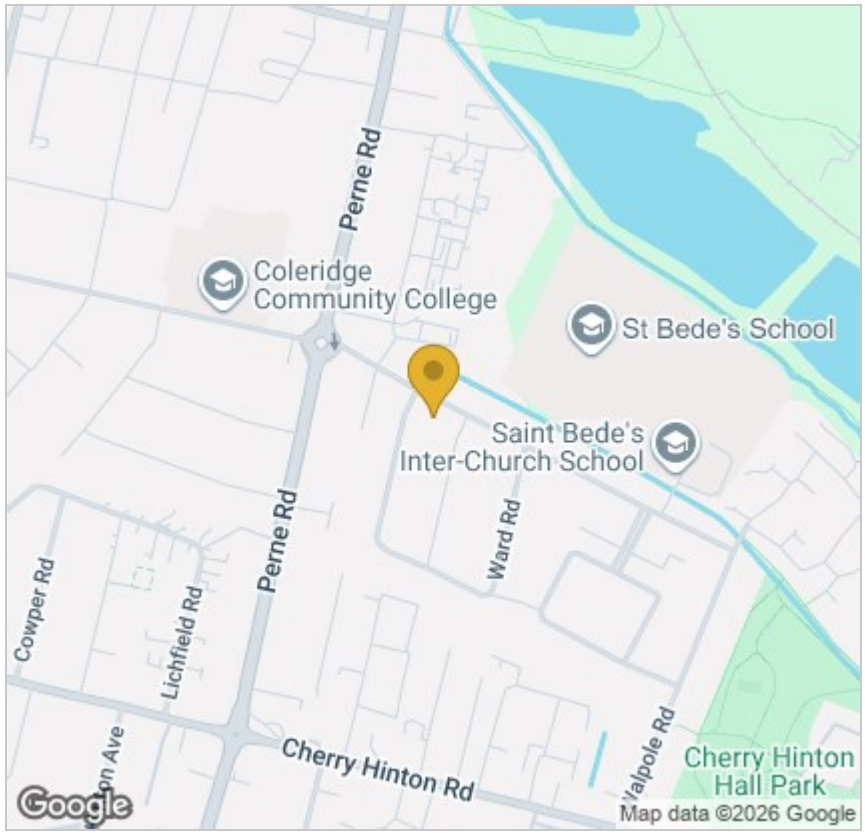




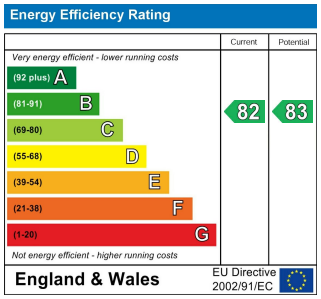
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Total area: approx. 149.2 sq. metres (1606.1 sq. feet)



Energy Efficiency Graph



Tenure:

Council tax band:

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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