

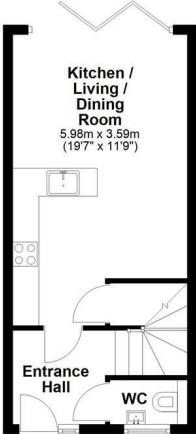


39 North Street, Cambridge, CB4 3QN  
£1,800 Per month



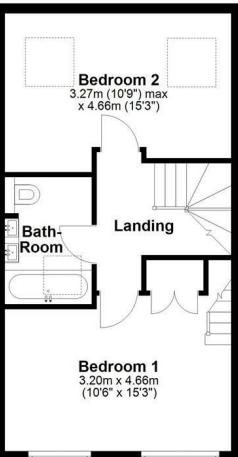
## Ground Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



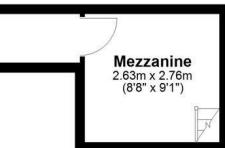
## First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



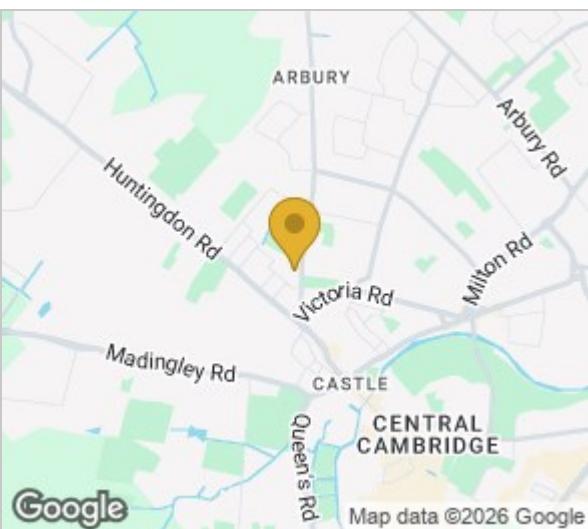
## Second Floor

Approx. 9.1 sq. metres (98.4 sq. feet)



Total area: approx. 80.0 sq. metres (861.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	82	
(69-80) C		
(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	

- Unfurnished
- Excellent location
- Off-street parking
- Available mid-February

A beautifully presented and modern two bedroom detached house located on a popular street close to the City Centre, with excellent access to the amenities and cafés of Histon Road.

Available unfurnished, the property has been finished to a high standard throughout and offers well designed, practical living space.

The house opens into a spacious entrance hall with room for coats and shoes, along with a contemporary downstairs w/c. The ground floor features an open plan kitchen, living and dining area which provides a bright and versatile space. The kitchen includes a range of modern units, an integrated induction hob and oven, large dishwasher, integrated fridge freezer and generous countertop space. There is room for a dining table and a comfortable seating area, with a large skylight and patio doors bringing in excellent natural light and creating a seamless connection to the outdoor space.

The courtyard garden is private, low maintenance and laid to gravel, offering a peaceful area ideal for outdoor dining or relaxing.

Upstairs, the principal bedroom is a well proportioned double with underfloor heating, bespoke fitted wardrobes and a cleverly designed mezzanine storage level. The second bedroom is also a good sized double with two Velux windows providing plenty of natural light. The bathroom is positioned between the bedrooms and includes a shower over bath with rainfall and handheld heads, his and hers basins with integrated storage, a heated towel rail, w/c and high ceilings. The gas combination boiler is also located here.

A useful storage cupboard downstairs houses the washer dryer, and there is further storage available upstairs. The property also benefits from an off street parking space with electric car charging capability already installed.

EPC: B Council Tax: D

//lines.tunnel.rods



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