



GRAY
TOYNBEE

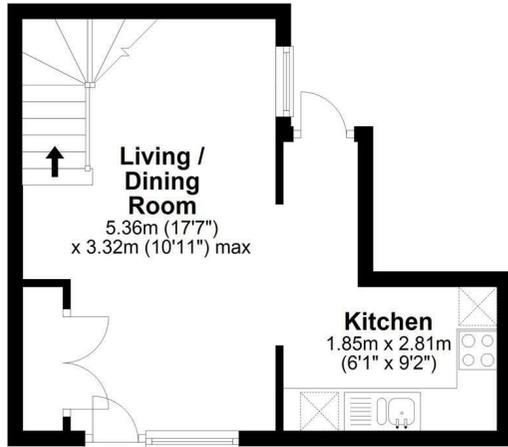


1a Brimley Road, Cambridge, CB4 2DQ
£1,350 Per month



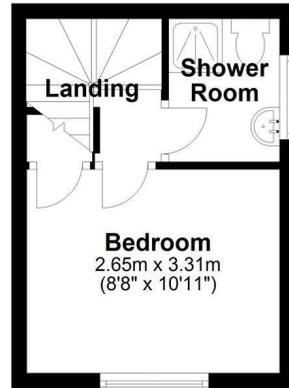
Ground Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



First Floor

Approx. 15.3 sq. metres (164.5 sq. feet)



Total area: approx. 40.5 sq. metres (436.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Off road parking
- Fully Furnished
- Gas Central Heating
- Excellent Condition

Well presented one bedroom house located on Brimley Road, ideally positioned for access to the Science and Business Parks, A14, M11, A10 and the City Centre.

The property is offered furnished and comprises a double bedroom, shower room and open plan kitchen, living and dining area. The kitchen is equipped with an oven and hob, fridge freezer and washing machine. The living area includes a sofa, dining table and chairs, along with a useful built in storage cupboard. The bedroom is furnished with a double bed, wardrobe, chest of drawers and bedside tables.

The property will be redecorated throughout prior to the commencement of a new tenancy.

Externally, there is a small courtyard to the rear, bicycle storage and one off street parking space. Gas central heating.

EPC Rating C & Council Tax Band B.

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

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.