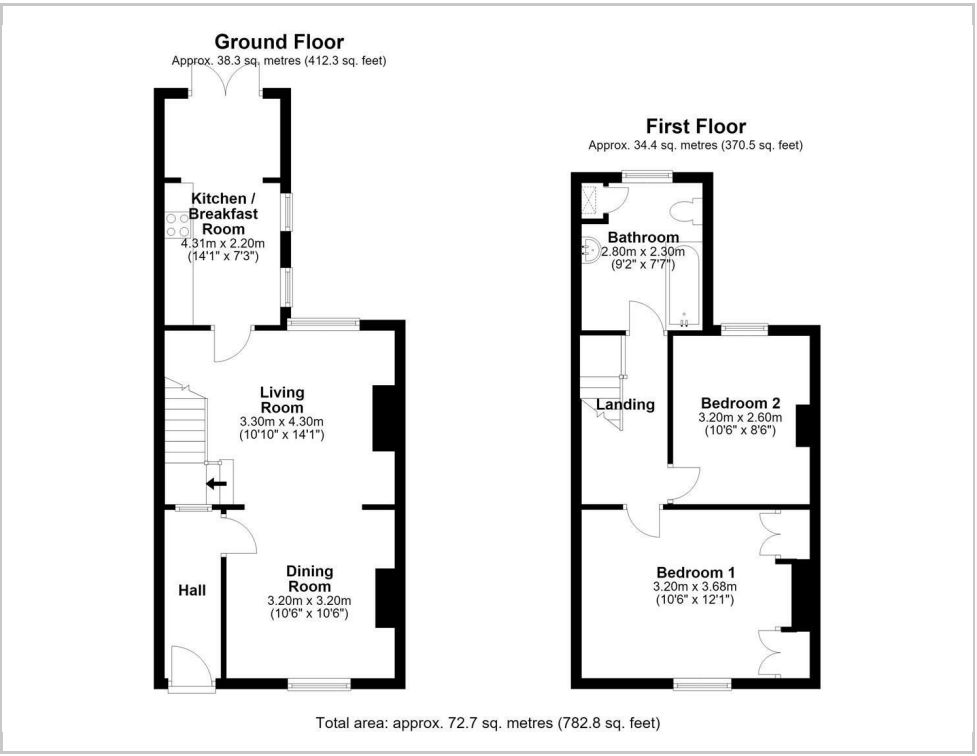


GRAY TOYNBEE

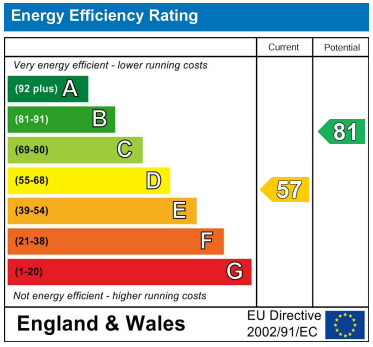
87 Searle Street, Cambridge, CB4 3DD

£1,825 Per month

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- Available Immediately
- South Facing Garden
- Period Property
- Suitable for Couples or Sharers

A charming two-bedroom Victorian mid-terrace home, retaining many original period features and extending to approximately 782 sq ft. Situated on one of the area's most sought-after streets, the property is ideally positioned within easy walking distance of the River Cam, Cambridge City Centre and a range of local amenities. Available for immediate occupancy, with the landlord offering flexibility regarding the existing furnishings.

The property is entered via a welcoming entrance hall, leading to a spacious open-plan sitting and dining room. Flooded with natural light from sash windows to both aspects, this attractive space retains a wealth of character, including original hardwood flooring and a cast iron fireplace.

To the rear is a well-appointed galley kitchen, offering generous worktop space, ample storage and room for freestanding appliances. Side-facing windows and patio doors provide excellent natural light, with space for a breakfast table and direct access to the garden.

Outside, the south-facing rear garden features paved seating areas and established planted borders, providing an attractive, low-maintenance outdoor space. A useful garden shed offers secure storage for at least two bicycles, while shared rear access to neighbouring streets provides additional convenience.

Upstairs are two comfortable double bedrooms. The principal bedroom benefits from two built-in wardrobes, while the second overlooks the rear garden and would also make an ideal home office. The property also benefits from a spacious, fully boarded loft, offering excellent additional storage space.

The well-presented family bathroom is fully tiled and houses the gas combination boiler serving the property's central heating system.

EPC: D & Council Tax Band: D

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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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