GRAY TOYNBEE

68 Birdwood Road

Cambridge, CB1 3TE

£1,000 Per month

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- Single Occupancy Only
- All Bills Included
- Communal Cleaner Provided
- Communal Gardener Provided
- Luxury En-suite
- Wall Mounted TV in Room
- EPC B
- Council Tax Band C
- Modern Shared House

A superb and modern double room, fully furnished, with en suite shower room, found within a completely renovated property ideally located for access to Cambridge City Centre and Addenbrookes Hospital. Every part of this property has been carefully designed with the tenants in mind to create a home that feels bright and spacious yet cozy.

Located on the first floor with views over the rear garden, Room 3 is a double room furnished to a high standard with a double bed, integrated double wardrobe, chest of drawers, desk and chair. The en-suite is finished with a contemporary feel with shower, wc, basin and vanity unit.

The kitchen is finished to the

same high standard as the rest of the property with modern handless cabinetry, integrated double oven, dishwasher, electric cooker and American style fridge freezer. Beyond the kitchen is the stylish dining area with doors out to the landscaped rear garden.

Birdwood Road can be found between Perne Road and Walpole Road, meaning it provide easy access to the centre of the city but also the many employers towards the south of the city such as Arm or Addenbrookes Hospital. There is a Co-Op just a few minutes walk away, and excellent public transport links.

What3words ///shield.left.along

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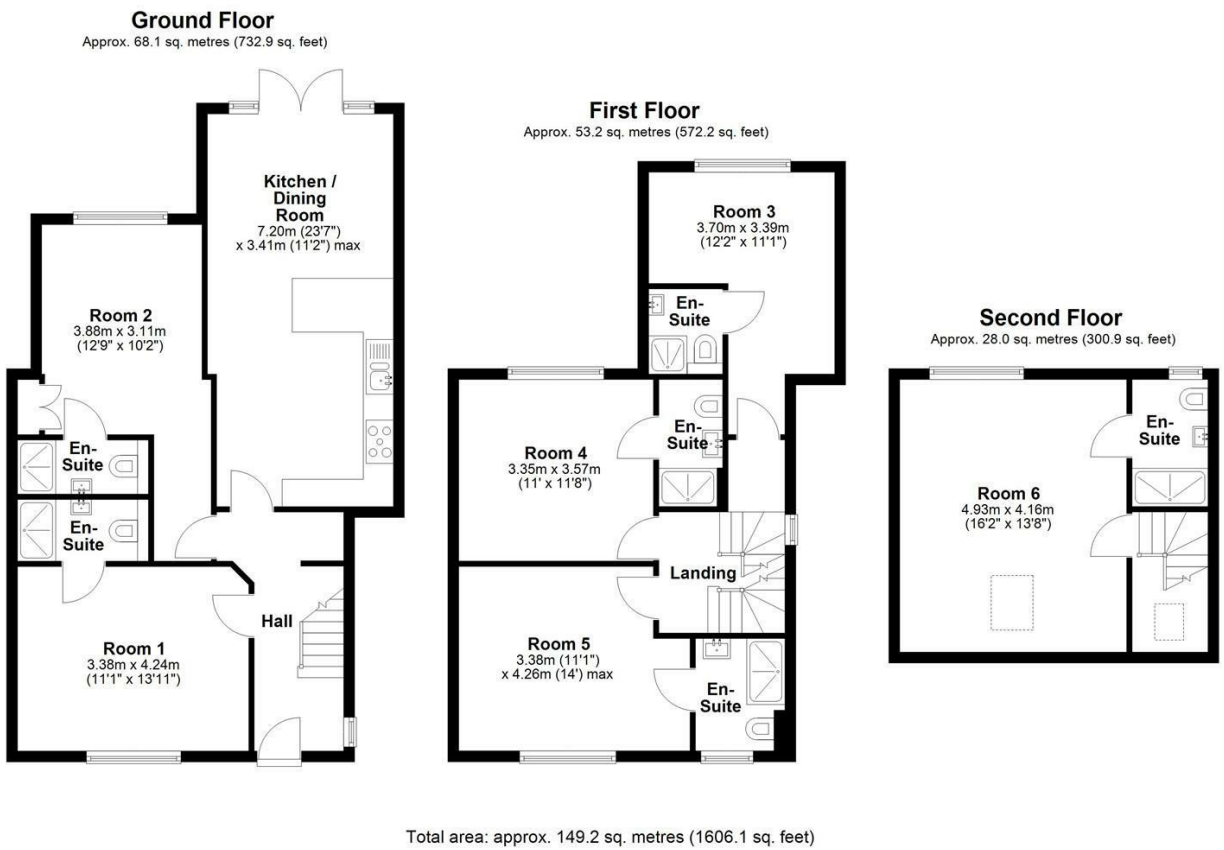
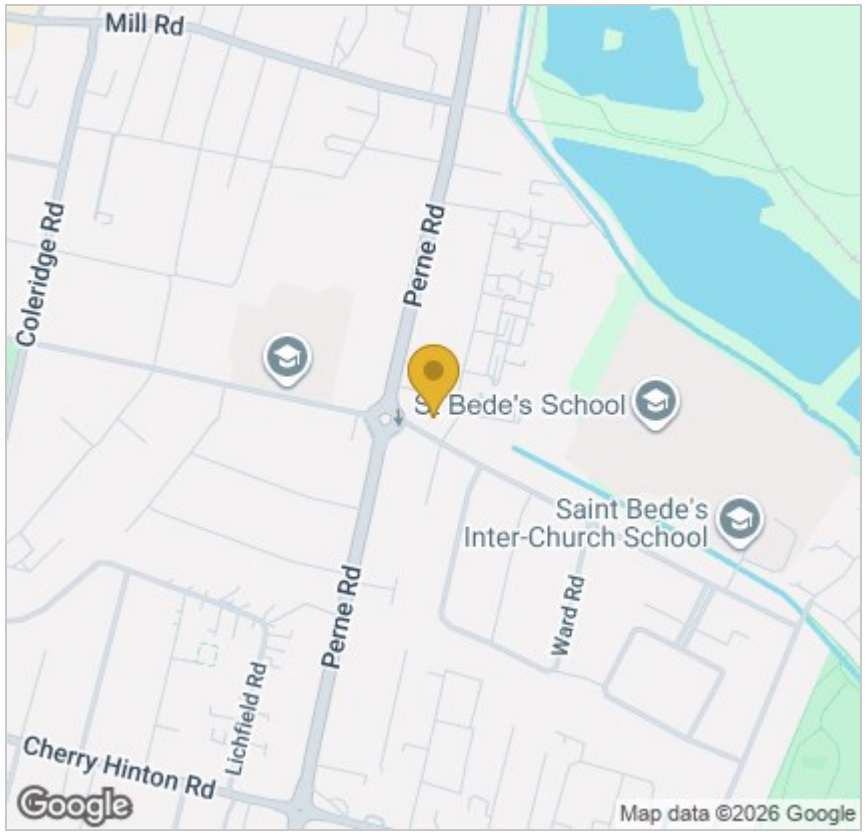
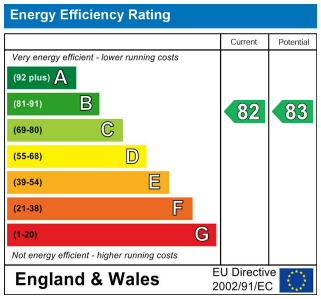


Total area: approx. 149.2 sq. metres (1606.1 sq. feet)



Energy Efficiency Graph



Tenure:
Council tax band: C

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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