

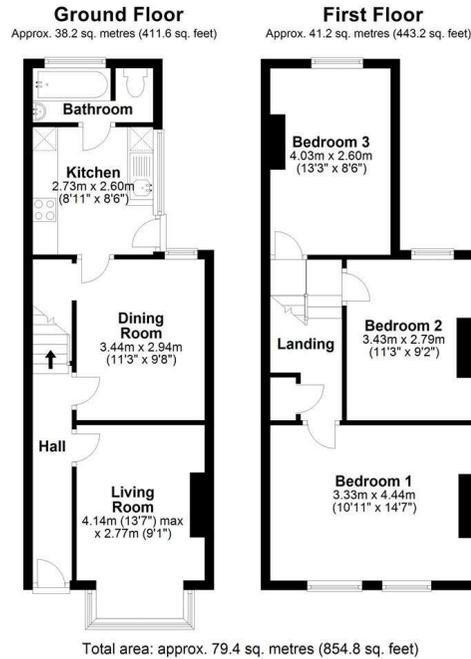


GRAY
TOYNBEE



111 Oxford Road, Cambridge, CB4 3PJ
£1,695 Per month





Drawings are for guidance only
Plan produced using PlanUp.

- Newly redecorated
- New carpets
- Popular location
- Three double bedrooms

Located on the ever-popular Oxford Road, this spacious three-bedroom property has just been redecorated and recarpeted throughout, is available to let immediately.

Set back from the street behind a low-level wall, the property offers over 850 sq ft of well-presented accommodation. The entrance hall opens into a generous living room with a bay window to the front, leading through to a good-sized dining room overlooking the garden, with useful understairs storage. The kitchen is bright and positioned at the rear of the property, giving access to a bathroom with bath, overhead shower, basin, and WC.

Upstairs, there are three well-proportioned double bedrooms. The rear bedrooms enjoy views across the Fitzwilliam sports ground, while the large front bedroom benefits from dual windows and ample natural light.

Outside, the property features a good-sized garden with side access. Redecorated and improved, there is gas central heating, double glazing, and all new curtains and blinds in the property.

Oxford Road is ideally placed for access to the city centre, Cambridge Science Park, and the River Cam, with a variety of local shops, cafés, and amenities within easy walking distance. Excellent transport connections, including the A14 and Cambridge North station, also make this an excellent choice for commuters.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

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