

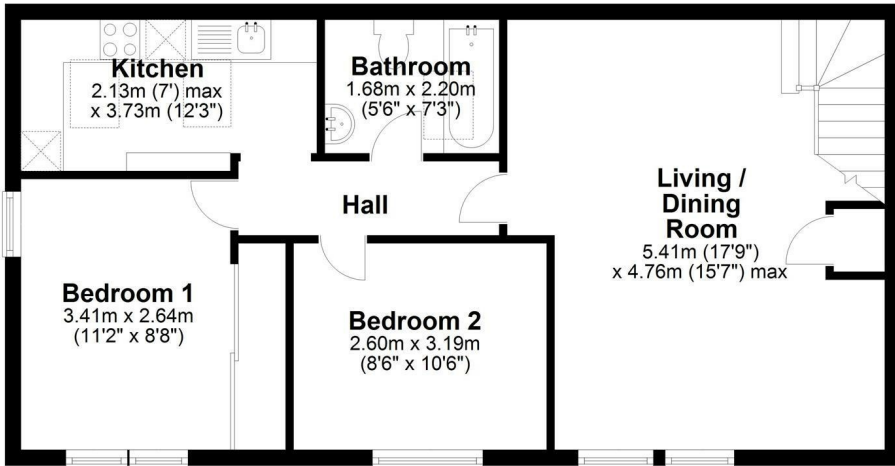


25 Green Lane, Northstowe, Cambridge, CB24 1EA
£1,350 Per month

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Floor Plan

Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 58.9 sq. metres (634.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Fully Furnished
- Private Garden
- Available June
- Suitable for Sharers

A beautifully presented, modern two bedroom coach house, conveniently located in the popular new town of Northstowe, available to let fully furnished from June.

Built in 2022 and carefully maintained since, the property is in excellent condition throughout and offers a bright, contemporary living space well suited to professional sharers or a couple looking for a well connected and low maintenance home.

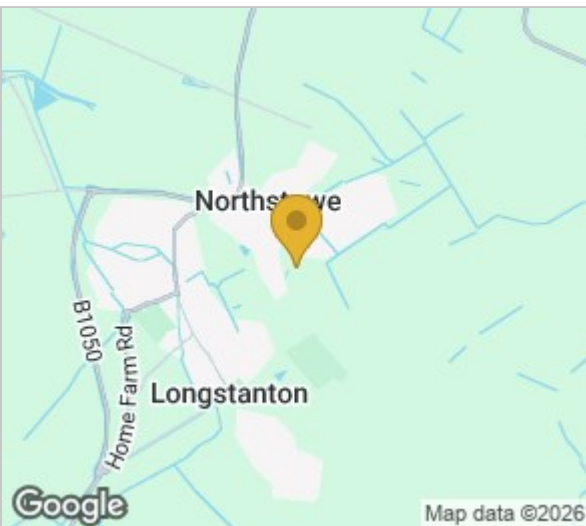
The ground floor entrance hall leads to stairs rising to a spacious open plan living and dining area, enhanced by a floor to ceiling window and two skylights that create a light and airy feel. The kitchen was upgraded at the time of purchase and includes integrated appliances such as a fridge freezer, washing machine, dishwasher, induction hob and extractor fan, along with ample cupboard and worktop space.

There are two well proportioned double bedrooms, one of which benefits from built in wardrobes, providing excellent storage. The bathroom is fitted with a shower over bath with screen, basin, WC, heated towel rail and vanity unit. The loft is partially boarded and accessible via a fitted loft ladder, offering additional storage space.

Externally, there is a low maintenance gravelled garden adjacent to the property with a large shed, along with an allocated parking space beneath the coach house.

Northstowe offers excellent transport links, with the Cambridge Guided Busway within easy walking distance, providing a convenient route into the city centre. Local amenities, schooling and open spaces such as Bug Hunter Waters are all close by, and the A14 is easily accessible for routes further afield.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(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.

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