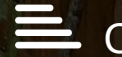




244 Cherry Hinton Road, Cambridge, CB1 7AU
£3,250 Per month



Floor Plan



Drawings are for guidance only
Plan produced using PlanSpace



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	
		70	86

Accommodation

- Furnished
- Sharers welcome
- Excellent location
- Off-street parking

A larger than average, fully furnished five-bedroom property, ideally located on Cherry Hinton Road, offering excellent access to Cambridge city centre, Addenbrooke's Hospital and a range of local amenities.

On the ground floor, the property comprises two double bedrooms and a generous living and dining area, leading through to a well-equipped kitchen and downstairs shower room. The kitchen offers plenty of storage and comes complete with a washer dryer, dishwasher, fridge freezer, double oven and hob.

Upstairs, there are three further bedrooms, including two doubles and a large single. The property is offered fully furnished, with each bedroom including at least a bed, desk, chair and wardrobe, making it a practical and ready-to-move-into option for sharers.

Externally, there is a small front garden, an enclosed rear garden and a garage. Gardening services are also included within the rent.

Council tax band: C & EPC rating: C

///plays.prove.busy

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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