

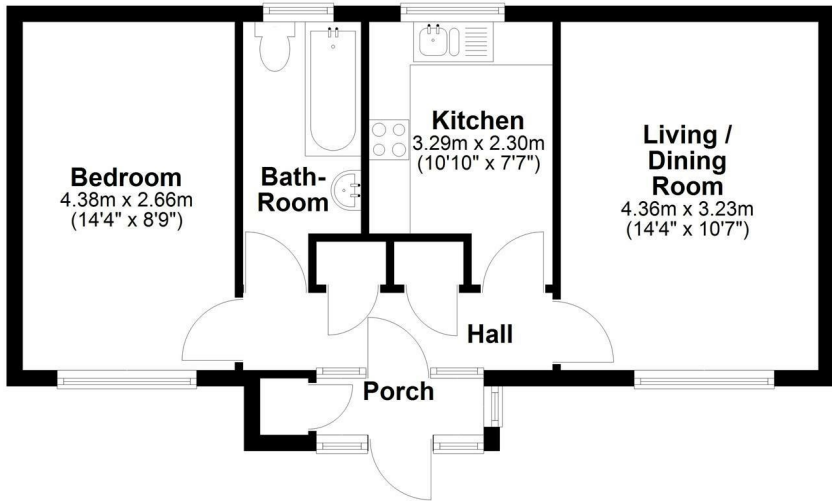


10 Colwyn Close, Cambridge, CB4 3NU
£1,450 Per month



Floor Plan

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 45.8 sq. metres (492.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Allocated parking
- Newly decorated
- Ideal location
- Available immediately
- Long term Let

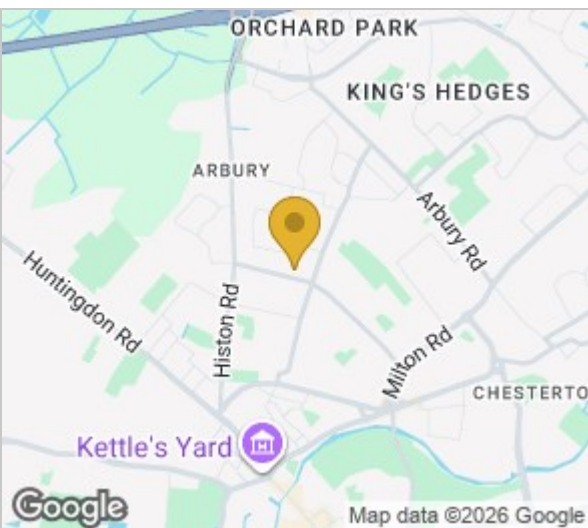
This newly redecorated, modern one-bedroom bungalow is ideally positioned just north of the city center, offering a 10 minute cycle and 15 minute walk into the center, access to the Science and Business Parks, the A14 and M11, as well as a wide range of local amenities.

Upon arrival, the property welcomes you with a practical entrance porch featuring useful built-in storage. The front door opens into a central hallway, providing access to all rooms along with an additional storage cupboard.

To the right, you'll find a neutrally styled kitchen fitted with ample storage units and equipped with a freestanding fridge/freezer, gas hob, electric oven, and washing machine. Next there is a well-proportioned living room, enhanced by large UPVC windows that flood the space with natural light and offer views over the front gated courtyard.

On the left-hand side of the hallway, the bathroom is fitted with a bathtub and overhead shower, wash basin, and WC. The property also benefits from a generously sized double bedroom, enjoying a pleasant outlook over the communal green space.

EPC: D
Council Tax: C
What3words: ///rewarding.lost.toxic



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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