



18a Mere Way
Cambridge, CB4 2JN

£1,750 Per month



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- Available Immediately
- Off street parking
- Ensuite shower to primary bedroom
- Short walk to local primary school
- Bus links to city centre
- Suitable for Sharers or Families
- Ideal for working from home
- 2 couples considered

Spacious furnished 2 large double bedroom house located just off Arbury Road, well placed for access to the A14, city centre and Science/Business Parks. This spacious modern house is perfect for a family or professional sharers.

On the ground floor there is an open plan kitchen/diner and living room with white goods and a large L shaped sofa. There is also a ground floor wc/cloakroom and large storage cupboard. The living area overlooks the rear enclosed courtyard garden which is pebbled for low maintenance. The kitchen includes hob/oven, fridge/freezer and washing machine.

To the first floor are two well sized double bedrooms, One of which has an ensuite shower room. There is also a family shower room. The property has wood floors on the first floor,





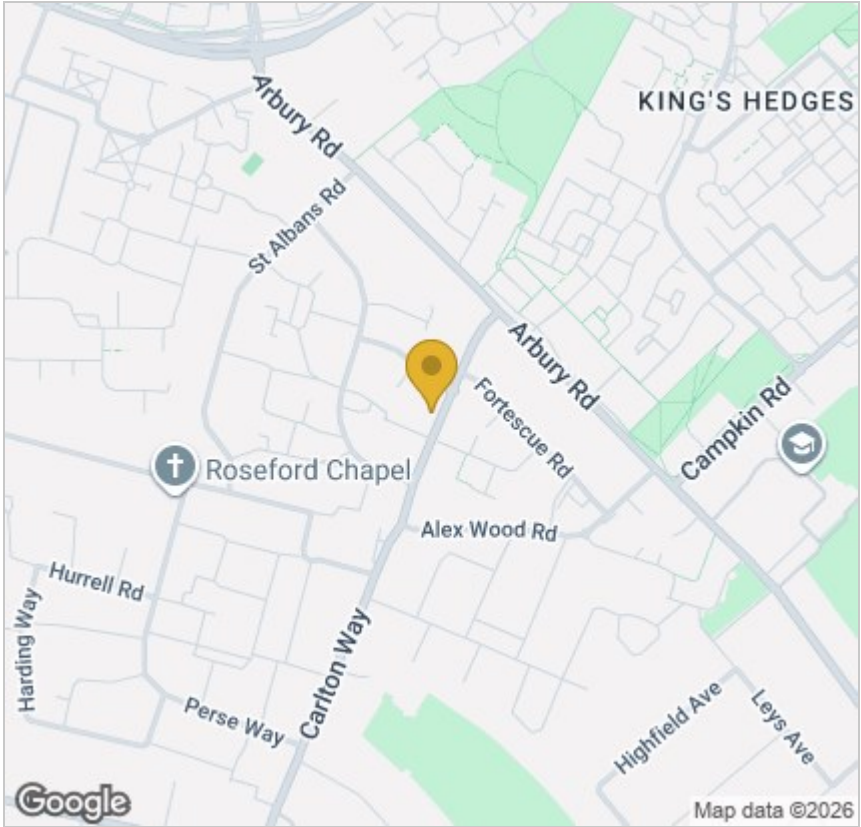
tiling to the ground floor and a contemporary feel throughout.

Utilities are invoiced monthly by the landlord based on tenant use. You will be provided with meter readings and the associated cost.

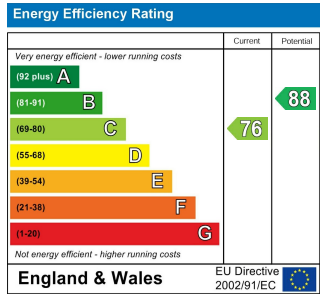
EPC Rating: C Council Tax: C

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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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