

# EMBASSY

LETTINGS & MANAGEMENT



## 49 Mawson Road, Cambridge, CB1 2DZ

**£1,850 Per month**

A well presented furnished terraced three bedroom property located in the heart of the city within walking distance of the City Centre and Cambridge Train Station.

The property offers:

On the ground floor, a large lounge/diner, large kitchen, bathroom with shower, separate WC.

Upstairs there are three bedrooms (two doubles, one single),

To the rear a mature, enclosed rear garden with shed storage and gated access.

This property is ideal for professional sharers looking to enjoy all Cambridge has to offer.



# Floor Plan



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
 Made with Metacad 03/23

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.