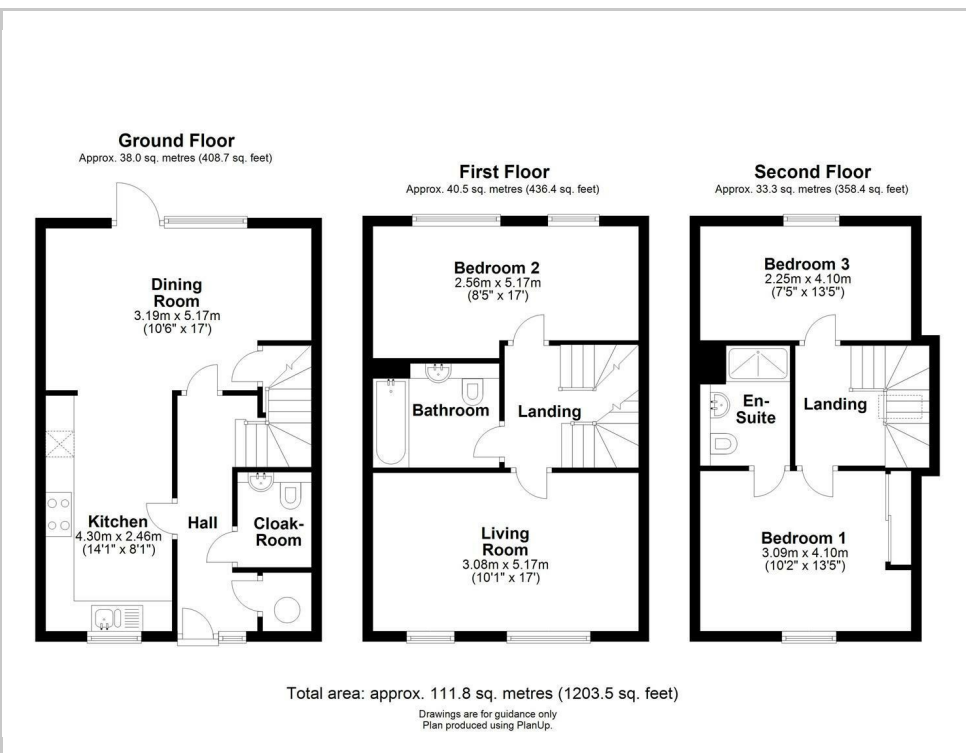




39 Clara Rackham Street, Cambridge, CB1 3FH
£2,750 Per month





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		

- Excellent condition
- Ideal location
- Available October
- Part-furnished

Situated in the new Cromwell Road development, this well-presented 3-bedroom semi-detached home is within walking distance of Mill Road, Cambridge Station, and a range of local amenities.

Upon entry, you're welcomed by a spacious ground-floor w/c, complete with basin and a large mirror. The kitchen is in excellent condition and features high-quality Bosch appliances, including an integrated hot plate hob, oven, microwave, washer/dryer, large fridge freezer, and dishwasher, along with ample storage and a modern kitchen sink. The ground floor benefits from underfloor heating throughout.

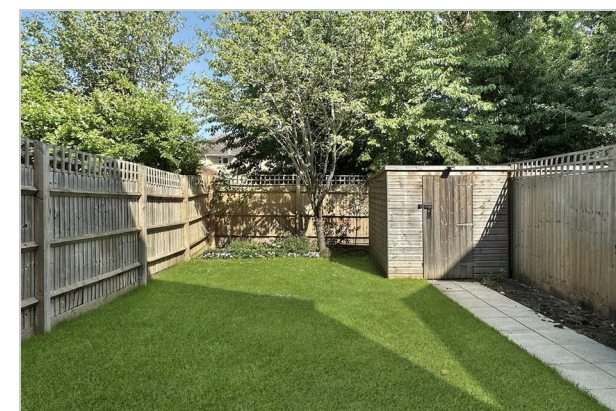
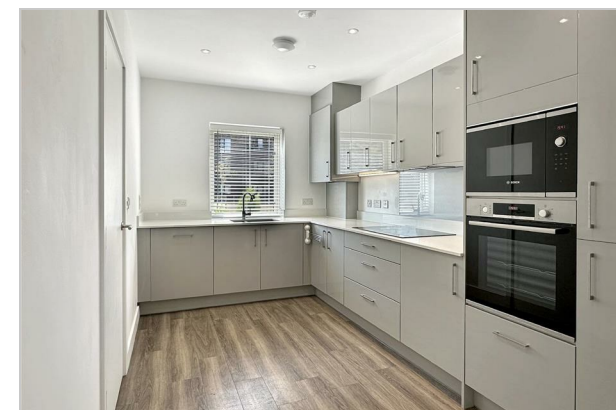
The open-plan dining area leads out through patio doors to a generously sized garden, laid to lawn, not overlooked, and complete with a garden shed. There is also a practical understairs storage cupboard.

On the first floor, there is a spacious double bedroom with two rear-facing windows, a family bathroom with a shower over bath, w/c, heated towel rail, and large mirror, as well as a large living room overlooking the peaceful communal park.

The top floor features two further well-proportioned bedrooms. The front bedroom includes an integrated wardrobe and an en-suite shower room with WC, basin, and heated towel rail.

It is currently part-furnished, and while the landlord would prefer to let it with the existing furnishings, they are open to discussion.

///coins.bring.ten



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Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com