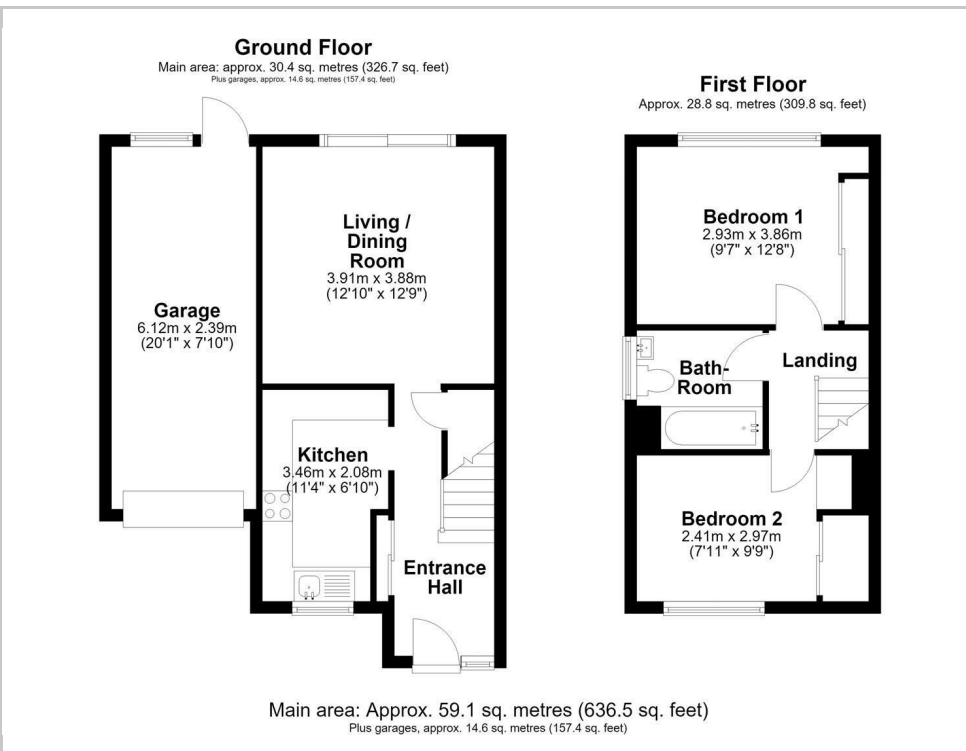




3 Moyne Close, Cambridge, CB4 2TA
£1,500 Per month



- Available August
- Unfurnished
- Off-street Parking
- Air Sourced Heat Pump & Solar Panels

Wonderfully presented two-bedroom semi-detached home, tucked away in a quiet residential cul-de-sac with off-street parking, a garage for storage, and available unfurnished in August.

The property is entered via a welcoming, carpeted hallway, complete with a mirrored coat cupboard providing useful storage. The separate kitchen is well laid out, offering generous worktop and cupboard space, and comes equipped with an under-counter fridge, washing machine, freestanding oven, and sink. There is also an under-counter freezer conveniently located in the under-stairs alcove.

To the rear of the property is a bright and spacious open-plan living and dining room, providing ample space for both relaxing and entertaining, with pleasant views over the garden.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from integrated wardrobes and storage cupboards. The principal bedroom overlooks the rear garden, while the second bedroom enjoys a front aspect. Large windows throughout allow for an abundance of natural light.

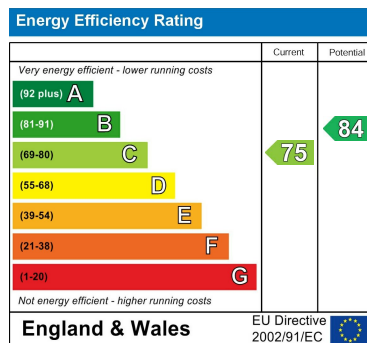
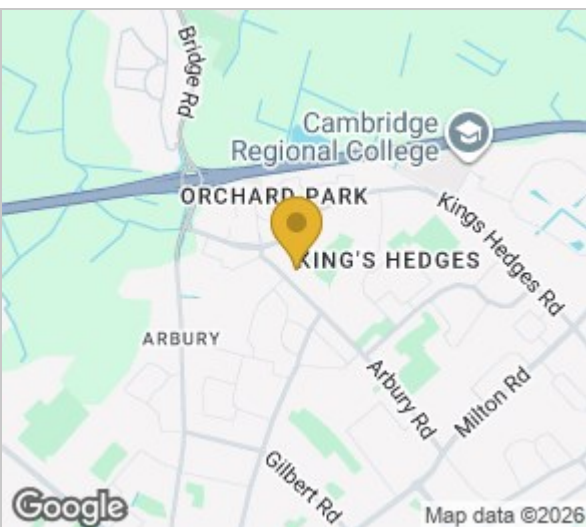
Positioned between the bedrooms is the family bathroom, fitted with a white suite comprising a bath with shower over, WC, wash hand basin with vanity unit, and a window providing natural ventilation.

Outside, the property enjoys a private rear garden with a small patio seating area and an attractive variety of established planting. The garden is not overlooked, creating a peaceful outdoor space to enjoy. There is also a garage suitable for storage and off-street parking to the front of the property.

Further benefits include an air source heat pump and solar panels, helping to improve the property's energy efficiency and reduce running costs.

Ideally located, the property offers excellent access to the Cambridge Science Park, Business Park, the City Centre, the A14, and the wide range of amenities available along Histon Road.

Council Tax Band: C EPC Rating: 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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