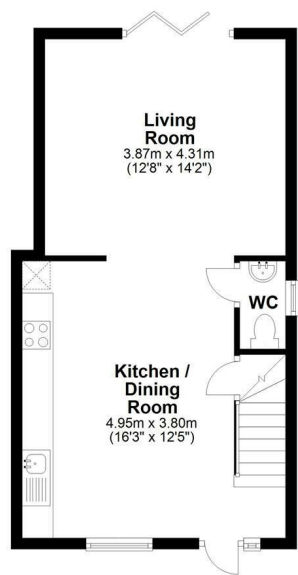




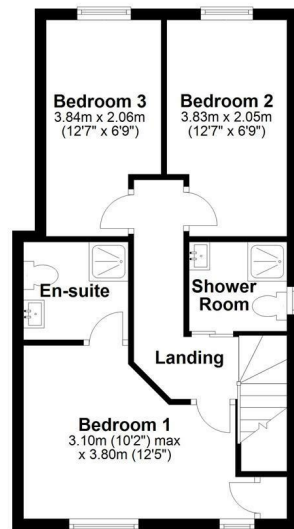
18a Mere Way, Cambridge, CB4 2JN  
£2,000 Per month



**Ground Floor**  
Approx. 40.4 sq. metres (435.4 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- Off street parking
- Ensuite shower to primary bedroom
- Short walk to local primary school
- Bus links to city centre
- Can be available earlier from 1st August.

Spacious furnished 3 bedroom house located just off Arbury Road, well placed for access to the A14, city centre and Science/Business Parks.

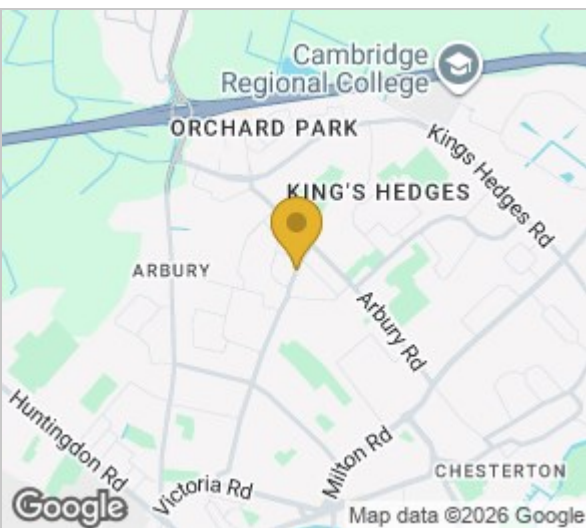
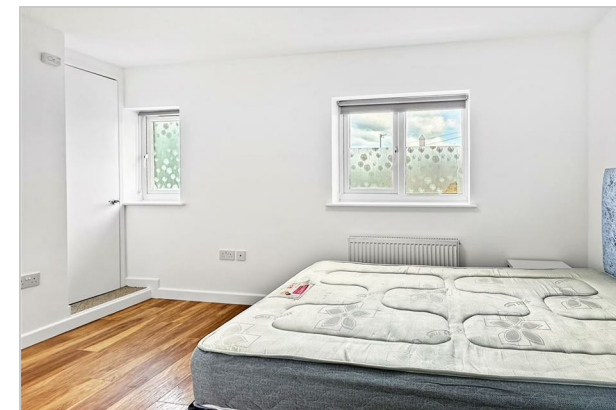
On the ground floor there is an open plan kitchen/diner and living room. There is also a ground floor wc/cloakroom. The living area overlooks the rear enclosed courtyard garden. The kitchen includes hob/oven, fridge/freezer and washing machine.

To the first floor are 3 bedrooms, the primary 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

///[stocks.lions.remark.com](https://www.stocks.lions.remark.com).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.