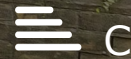


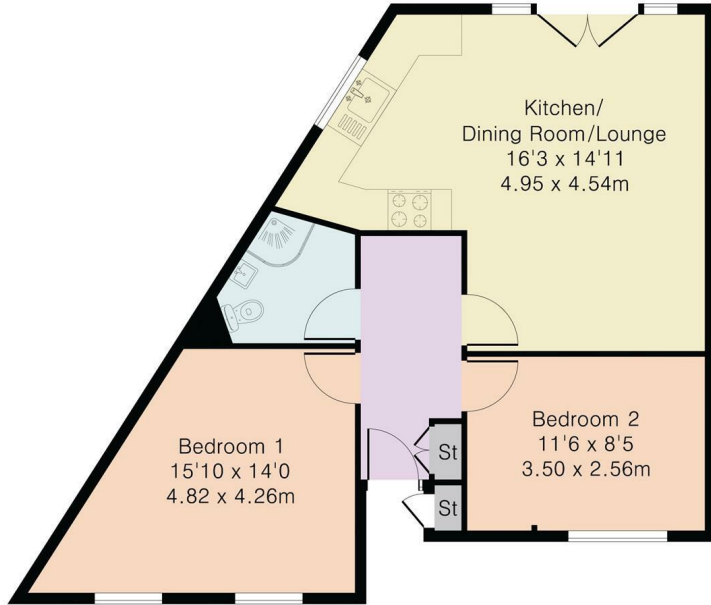


47 Shelly Garden, Cambridge, CB3 0BX
£1,700 Per month



Floor Plan

Approximate Gross Internal Area 604 sq ft - 56 sq m



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation

- Off Street Allocated Parking
- Private Cycle Store
- Furnished
- Great Location

A spacious and well presented first floor maisonette in a fantastic location, within easy walking distance of the river and Cambridge City Centre. The property also benefits from an off street parking space and a private external cycle store/cupboard.

A spacious hallway provides access to all rooms, with the accommodation offering a well balanced layout and generous proportions throughout. The open plan living, dining and kitchen area is a bright and practical space, furnished with a dining table and chairs, sideboard and sofa. The modern kitchen includes a fridge/freezer, washer/dryer, integrated oven and induction hob, while French doors open onto a Juliet balcony, allowing plenty of natural light into the room.

There are two bedrooms, both of which are double bedrooms in size and benefit from fitted wardrobes, shelving and a desk. One bedroom is currently furnished with a double bed, while the other has a single bed. There is also a separate, fully tiled shower room.

The landlord can be flexible with furnishings and is happy to remove some items if required.

EPC rating: C. Council Tax Band: D.

What3Words: ///text.jump.shades



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
 Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com



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.