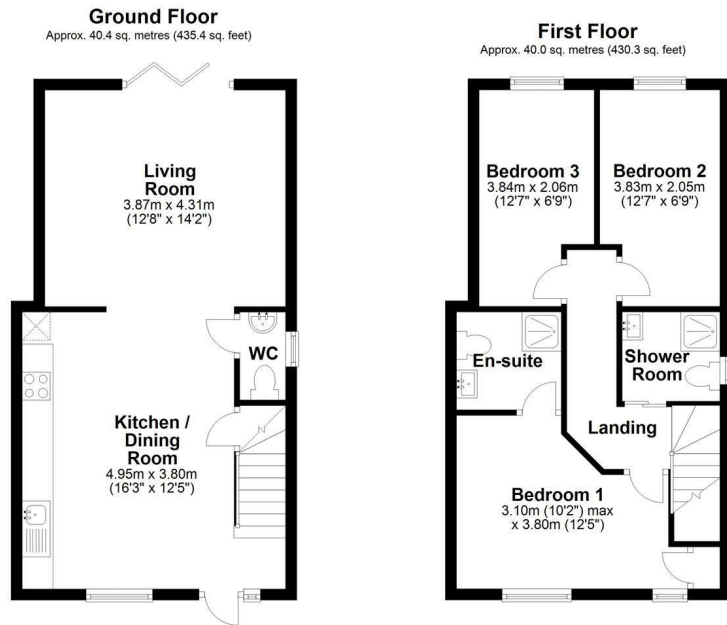




18a Mere Way, Cambridge, CB4 2JN
£1,750 Per month



Floor Plan



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

Drawings are for guidance only
Plan produced using PlanUp.



| 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 | |

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

- Newly decorated
- Off street parking
- Ensuite shower to primary bedroom
- Available immediately

Spacious furnished 3 bedroom house located just off Arbury Road, well placed for access to the A14, city centre and Science/Business Parks. Rent includes Council Tax, which is band C.

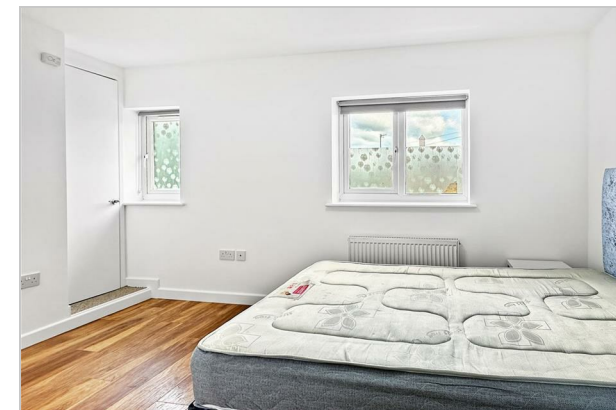
On the ground floor there is an open plan kitchen/diner and living room. There is also a ground floor WC/Cloakroom. The living area overlooks the rear enclosed courtyard garden. The kitchen includes hob/oven, fridge/freezer and washing machine.

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.

What3Words:///stocks.lions.remark.



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