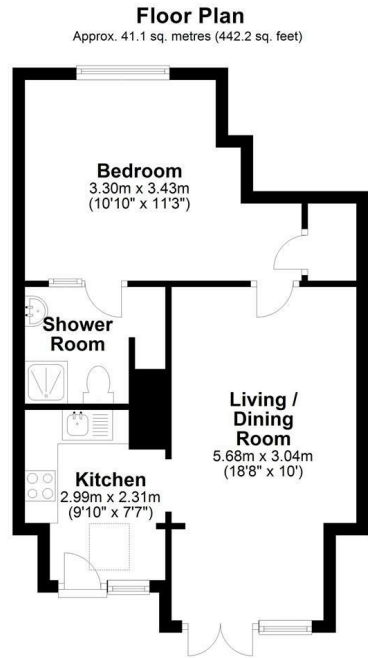




63 Verulam Way, Cambridge, CB4 2HJ
£1,150 Per month



Floor Plan



Total area: approx. 41.1 sq. metres (442.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Accommodation

- Furnished maisonette
- Ensuite shower room
- Private courtyard garden
- Gas Heating

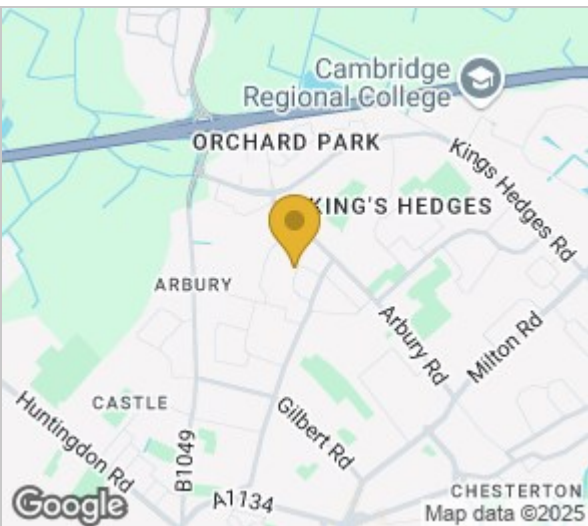
Self contained one bedroom furnished maisonette on the ground floor of this converted terrace house, well placed for access to the Science and Business Parks and the A14.

The entrance to the property is at the rear of the building, and there is a small courtyard area, with French doors from the lounge. The kitchen includes fitted wall and base units, an integral oven/hob, washing machine and fridge/freezer.

Through the kitchen is a separate lounge, which leads to a double bedroom and an ensuite shower room.

EPC Rating: C. Council Tax Band: B.

What 3 words: ///step.drive.varieties



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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.

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

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