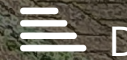


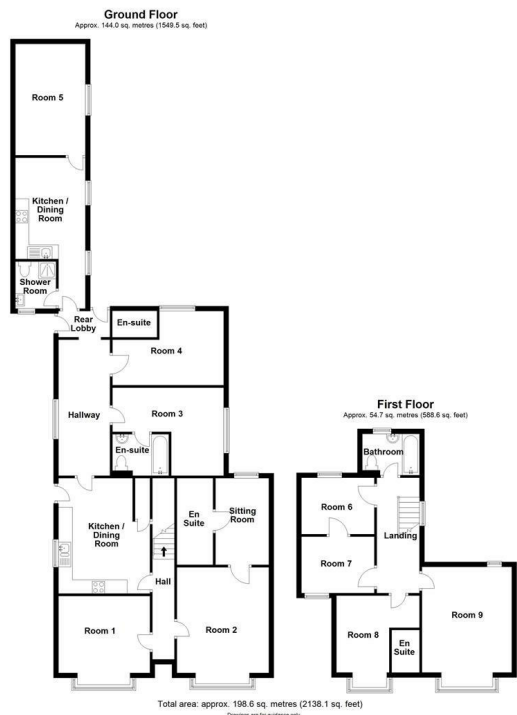


Room 3, 591 Newmarket Road, Cambridge, CB5 8PA  
£795 Per month





# Floor Plan



# Accommodation

- Furnished
- Double room
- En-suite

Ground floor double room available in a large shared house, offering the convenience of a private en-suite bathroom compete with a shower over a bath. This fully furnished room includes a double bed with mattress, a bedside table, chair, and ample storage provided by a chest of drawers and a wardrobe.

The property features two fully equipped shared bathrooms, driveway parking, spacious communal garden, two well-appointed kitchen areas, gas central heating, inclusive bills (gas, water, electricity), and convenient space for bicycles.

Newmarket Road boasts an excellent location with easy access to central Cambridge and convenient public transport and cycle routes to Addenbrookes Hospital, as well as both train stations. Ideal for commuters and those seeking accessibility to key parts of the city.

Council Tax Band: F EPC: D

What3Words: ///grades.digits.asset



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(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  
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