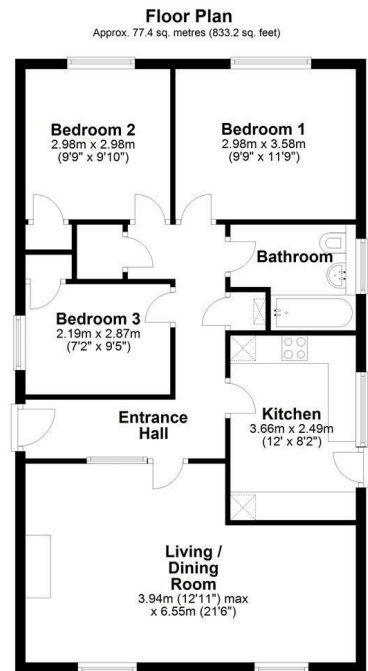




21 Prentice Close, Cambridge, CB24 3DY  
£1,550 Per month



# Floor Plan



Total area: approx. 77.4 sq. metres (833.2 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Accommodation

- Three bedrooms
- Off road parking
- Recently renovated

A recently renovated 3-bedroom bungalow located on a quiet road in the popular village of Longstanton.

The property consists of a light and spacious living-dining room with hard floors and a feature fireplace. The newly installed kitchen is very well equipped with four ring gas hob, Lamona single oven, washing machine, and fridge freezer. There is also a range of low and high-level units offering plenty of storage, as well as side access to the front and rear of the property.

The primary bedroom is a good-sized double, with integrated storage and views over the rear garden. The second bedroom is also a good size double and the third would make an excellent home office or spare bedroom. The family bathroom is newly installed, with tiled floors, a vanity unit including wc, basin as well as a bath and shower over bath.

Externally there is a lovely, enclosed rear garden and off-road parking to the front. The property has been well renovated throughout and additionally benefits from double glazing and gas central heating.

Prentice Close is a wonderfully quiet road, providing easy access to the local amenities of Longstanton including a post office, Co-Op and primary school. The A14, M11, and Cambridge itself are easily accessible.

Council tax band: D EPC: D

///takers.fended.gems

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](mailto:theteam@grayandtoynbee.com) Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto: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.

