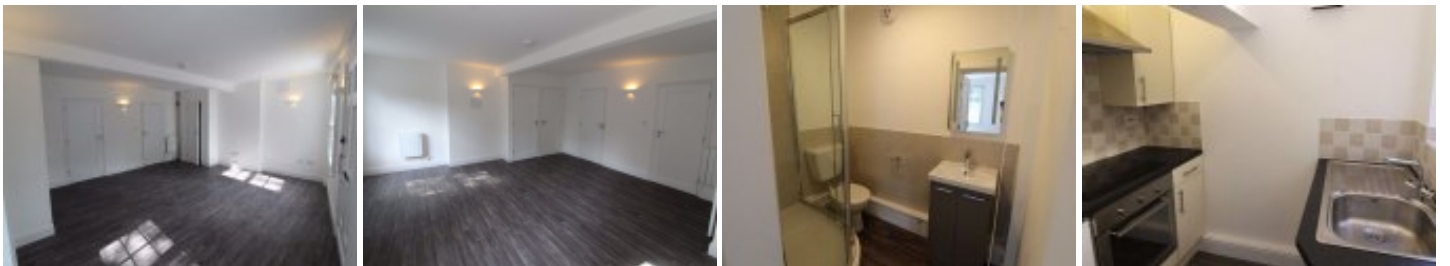


## Newnham Terrace, Cambridge



1 bed 1 bath 1 living

£900 pcm



### Key Features

- 1 Reception Room
- Studio
- 1 Bedroom
- 1 Bathroom / En-Suite
- No Parking Available
- Unfurnished Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Full Description

This property is 27m<sup>2</sup>

### GROUND FLOOR

Hardwood entrance front door to:

**BEDROOM** 4.58m (15` ) x 4.53m (14` 10") Two hardwood and aluminium secondary glazed windows to front, fitted carpet, two door to Storage cupboard, door to:

**KITCHEN** 1.86m (6` 1") x 1.56m (5` 1") Fridge, built-in electric oven, built-in four ring ceramic hob with extractor hood over, hardwood single glazed window to side, vinyl flooring.

**SHOWER ROOM** Vinyl flooring, recently refitted with three piece with shower cubicle with fitted electric shower, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC.

### DISCLAIMER:

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract.

**\*\*draft particulars - awaiting landlords approval\*\***

## Newnham Terrace, Cambridge

