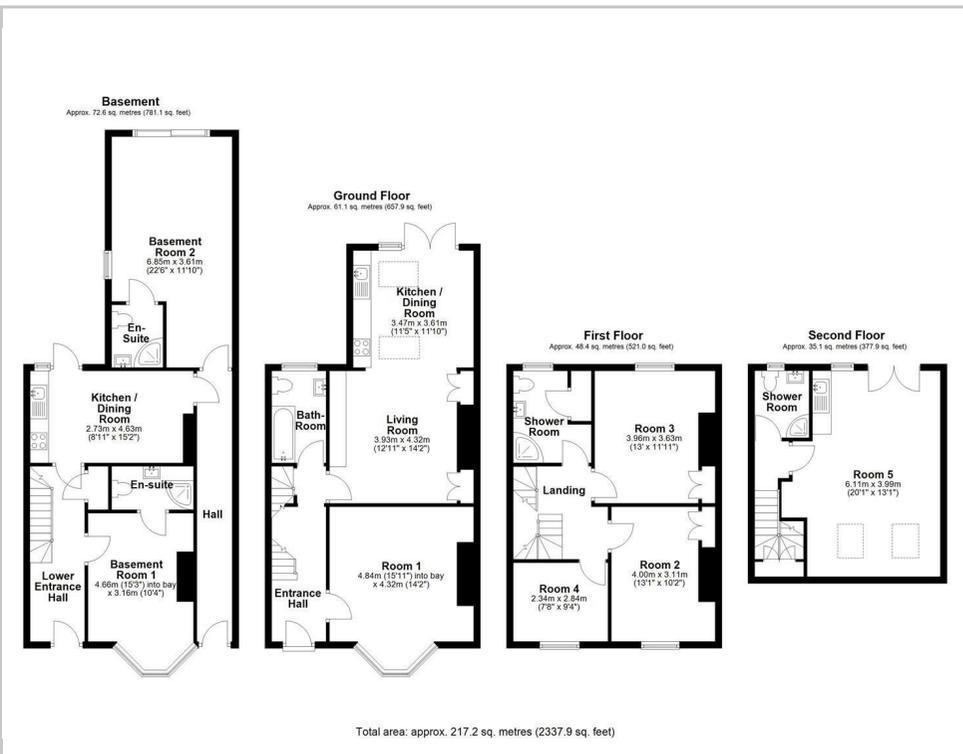




6 Hertford Street, Cambridge, CB4 3AG  
£800 Per month



- Double Room
- Single Occupancy Only
- Fully Furnished
- Excellent Location

A light and spacious double room located on the first floor of this shared house with a bright bay window to the front.

The accommodation is fully furnished and finished in a modern, neutral décor. It would be well suited to a single professional. On this floor of the home, you will find a large shared kitchen, communal bathroom with a bath and Shower, and communal living space to spend time with your new housemates. There is an additional shared bathroom upstairs with a shower unit.

The property is in a great location, approximately a 15-minute walk from Cambridge City Centre, with regular bus links from the main bus station and around 40 minutes on foot to Cambridge train station. The River Cam, Jesus Green, and the Lido are all within easy walking distance from this highly desirable street.

All utility bills are included in the rent. Tenants also have access to a shared paved garden at the rear of the property.

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Council Tax: D EPC: D



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	
		72	79

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.