

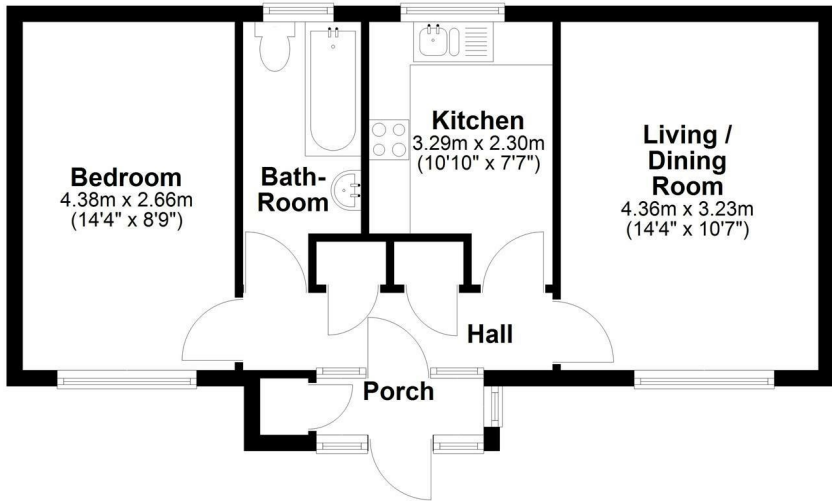


10 Colwyn Close, Cambridge, CB4 3NU
£1,575 Per month



Floor Plan

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 45.8 sq. metres (492.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Allocated parking
- Newly decorated
- Ideal location
- Available immediately
- Long term Let

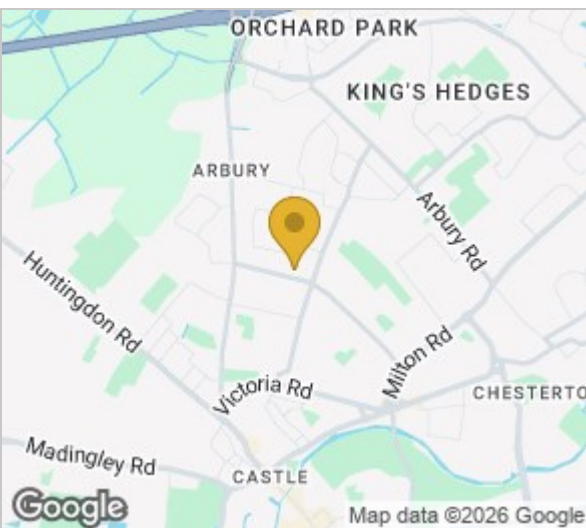
This newly redecorated, modern one-bedroom bungalow is ideally positioned just north of the city center, offering a 10 minute cycle and 15 minute walk into the center, access to the Science and Business Parks, the A14 and M11, as well as a wide range of local amenities.

Upon arrival, the property welcomes you with a practical entrance porch featuring useful built-in storage. The front door opens into a central hallway, providing access to all rooms along with an additional storage cupboard.

To the right, you'll find a neutrally styled kitchen fitted with ample storage units and equipped with a freestanding fridge/freezer, gas hob, electric oven, and washing machine. Next there is a well-proportioned living room, enhanced by large UPVC windows that flood the space with natural light and offer views over the front gated courtyard.

On the left-hand side of the hallway, the bathroom is fitted with a bathtub and overhead shower, wash basin, and WC. The property also benefits from a generously sized double bedroom, enjoying a pleasant outlook over the communal green space.

EPC: D
Council Tax: C
What3words: ///rewarding.lost.toxic



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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