



P Resident permit holders only
Mon - Fri
10 am - 6 pm

22 Stockwell Street
Cambridge, CB1 3ND

£1,900 Per month



22 Stockwell Street Cambridge, CB1 3ND

- Beautifully presented
- Excellent location
- EPC: C
- Council tax; C
- Available July

A fine example of a superbly well presented two bedroom terrace property with a lovely sized garden, and located moments away from the independent amenities of Mill Road and within walking distance of Cambridge station.

The ground floor reception rooms have been opened up to provide for a lovely dual aspect space, while retaining defined living and dining areas. The living room has a feature wall, alcove shelving and there are shutters to the large, front sash window.

From the dining area is the contemporary kitchen with plenty of cabinetry space, tiled splash-backs, gas hob, single oven and views down the garden. The garden can be accessed from the kitchen where there is a outside seating area before a long, lawned area and there is rear access at the end of the garden.

Upstairs the bathroom is a great spec, with a bath, vanity unit, wc and heated towel rail. The middle bedroom is a good size and would also make useful





home-office. The primary bedroom is a large double room at the front of the property with two large sash-windows with shutters, integrated wardrobe and a feature fireplace.

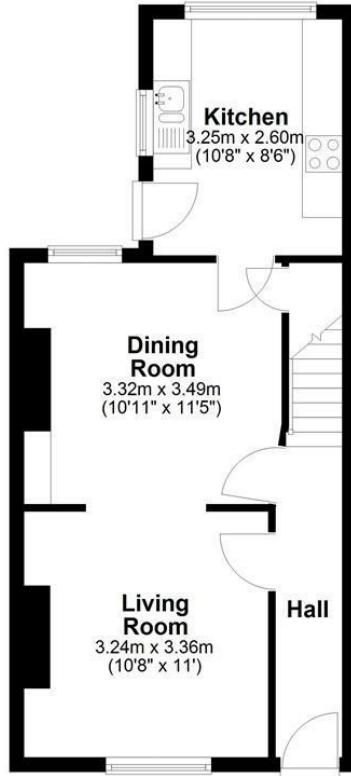
Stockwell Street is a quiet residential street accessed from Mill Road, where one can find shops, cafes and restaurants. Cambridge train station is a 10 minute walk away. The property is available from July and will be unfurnished.

[///issues.curl.empty](http://issues.curl.empty)



Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)

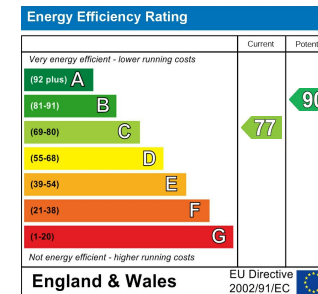


Total area: approx. 73.5 sq. metres (791.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure:
Council tax band: C

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.