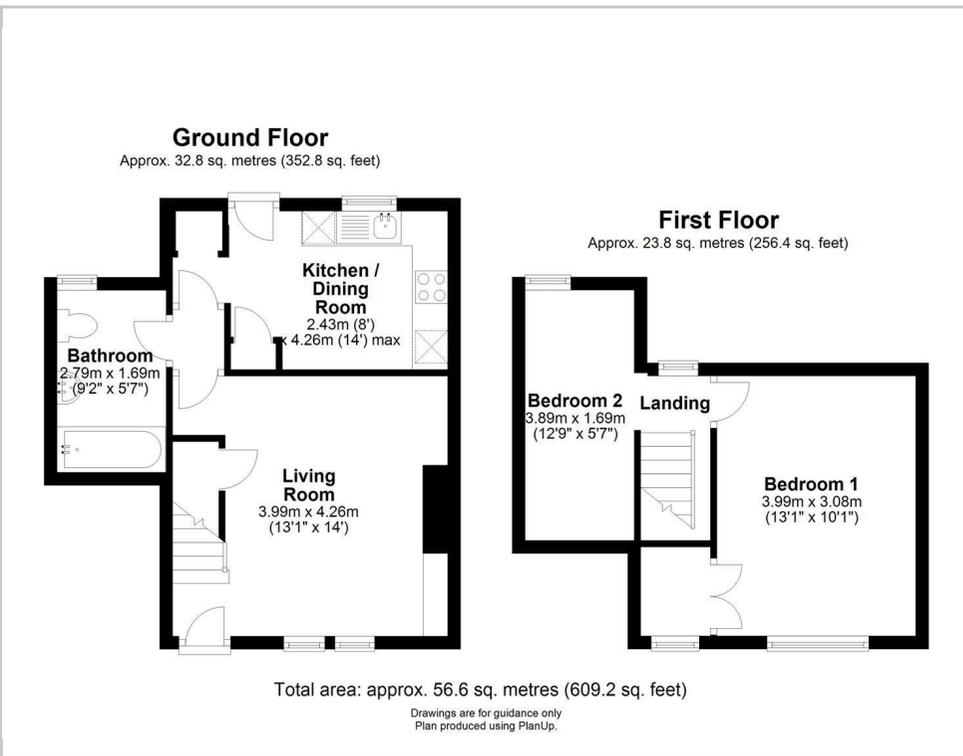




71 High Street, Grantchester, Cambridge, CB3 9NF
£1,600 Per month



- Listed property
- Full of character
- Envious location
- Available immediately

A charming two bedroom terraced property full of character, positioned in the heart of Grantchester, one of Cambridgeshire's most sought after and picturesque villages.

On the ground floor, there is a generous living area with a feature fireplace, original windows, and useful understairs storage. The kitchen is modern and well equipped, offering a range of low and higher level units, an oven and hob, a built in fridge freezer, and a small pantry providing additional storage. Also on the ground floor is the family bathroom, fitted with a bath, toilet, and basin.

To the first floor, there is a single bedroom with views over the rear garden and surrounding countryside, and a spacious double bedroom with integrated storage. The property further benefits from a small front garden and an enclosed rear garden offering plenty of outdoor space.

The property has oil fired central heating.

Council Tax: E EPC:E

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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		
	53	87
	EU Directive 2002/91/EC	

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