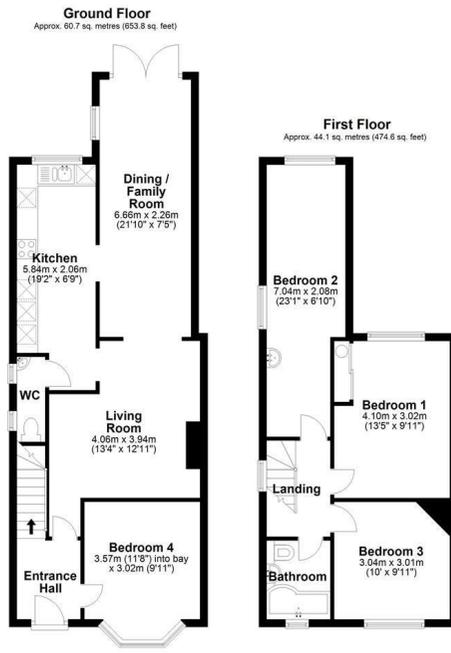




42 Natal Road, Cambridge, CB1 3NY  
£2,800 Per month



Total area: approx. 104.8 sq. metres (1128.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp

- Suitable For Sharers
- Available Immediately
- Fully Furnished
- On-Street Parking

A well presented four bedroom fully furnished house, available for immediate occupation and ideally suited to professional sharers. The property is superbly located within walking distance of Mill Road and offers excellent transport links across the city and towards the centre of Cambridge.

The ground floor comprises a spacious double bedroom, a comfortable communal living and dining area with sofas and dining furniture, and a fully equipped kitchen fitted with oven, hob and ample storage. From the kitchen there is access to the ground floor wc, as well as direct access to the rear garden. The garden provides outdoor space along with practical side access to the street, ideal for bikes and bins.

On the first floor there are three further well proportioned bedrooms and a modern bathroom or shower room, creating a well balanced layout for sharers.

All bedrooms are fully furnished with a bed, desk, wardrobe, chest of drawers and chair, making the property ready for immediate move in.

The combination of generous accommodation and a prime location close to Mill Road's amenities makes this an excellent choice for professionals seeking convenient city living.

Council Tax band: C & EPC: E

///track.canny.match



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		<b>81</b>
	<b>49</b>	

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.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com