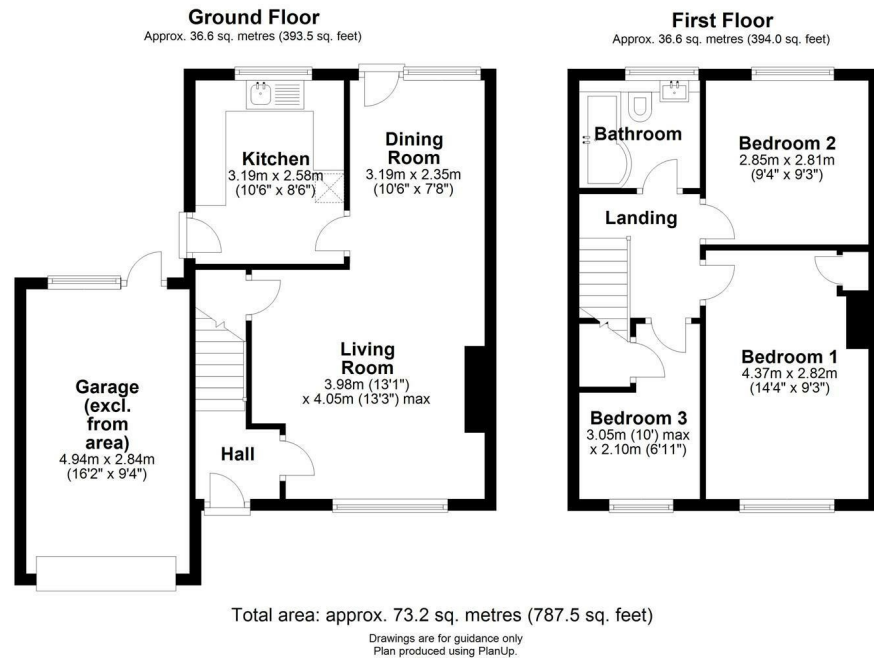




30 Badminton Close, Cambridge, CB4 3NW
£1,900 Per month



Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation

- Part-furnished
- Great location
- Suitable for sharers
- Available December 2026

This well-presented three-bedroom part-furnished home is ideally situated within walking distance of Mayfield Primary School and various local amenities. It also offers convenient access to the A14/M11, Science & Business Parks, and Cambridge City Centre.

Upon entry, there are convenient coat hooks and a doorway leading into a spacious, carpeted living and dining area. The room benefits from under-stairs storage and a gas fireplace (not in use). The dining area provides direct access to the garden.

The kitchen features a tiled floor and includes essential appliances such as a washing machine, freestanding electric oven and hob, dishwasher, and a small fridge. There is ample cupboard space, a sink, and a separate back door offering additional garden access.

Upstairs, there are two double bedrooms. One overlooks the front of the property and features shelved storage above the water tank, while the other faces the rear and includes a small chest of drawers. The third bedroom is a single room, furnished with a small double bed and an integrated wardrobe-style storage cupboard.

The bathroom is fitted with a shower over the bath, a toilet, a sink, and a vanity unit.

The well-sized garden features a generous lawn, and the single garage provides additional storage, housing a family-sized fridge freezer and gardening equipment.

This part-furnished property includes all furniture shown in the listing. It is double-glazed throughout and benefits from gas central heating.

EPC: C Council Tax Band: D

///quit.swift.update



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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.

GRAY TOYNBEE