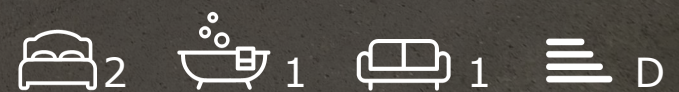
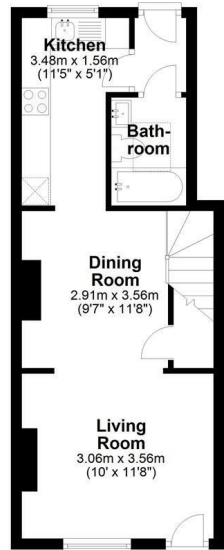




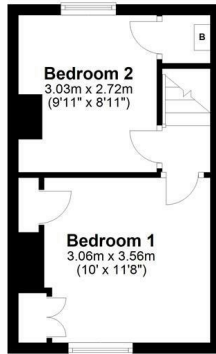
71 York Street, Cambridge, CB1 2PZ
£1,750 Per month



Ground Floor
Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor
Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- 2 bedroom Victorian terrace
- Excellent location
- Available end of June
- Lovely period features
- Low maintenance garden

A beautifully presented two-bedroom Victorian terraced home, located in York Street, minutes away from the varied amenities of Mill Road.

On the ground floor, the property has an open-plan living and dining room with a feature fireplace and in-built bookshelves and storage as well as attractive wood flooring. This leads to the well-equipped kitchen with a skylight window and gas cooker. Off the kitchen are a small lobby that provides access to the garden and the bathroom which is refitted and modern with a bath with shower above, WC, basin, and heated towel rail. There is gas central heating.

Upstairs there are two bedrooms, both with storage.

At the rear of the property is an easy-to-maintain well-stocked courtyard garden. There is a right of way at the rear of the house which is used by the neighbouring properties.

Council Tax band C. EPC Rating: D.

///target.gain.remain.



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.