

GRAY  
TOYNBEE



13 Catharine Street, Cambridge, CB1 3AW  
£2,950 Per month





Total area: approx. 92.7 sq. metres (997.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Superfast broadband included
- Fully furnished
- Excellent location
- Available September

A furnished student property offering 5 good-sized bedrooms, superbly located for Mill Road and access to the center of town or Universities.

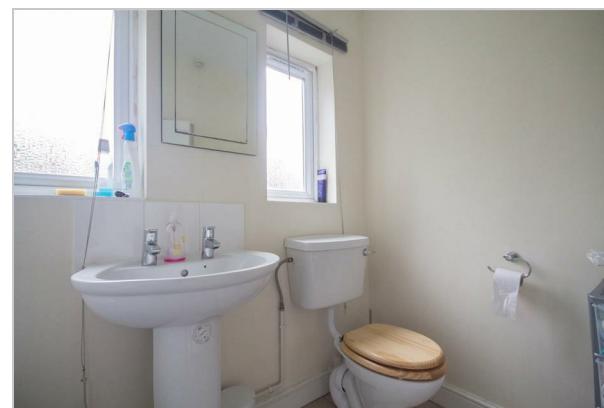
On the ground floor, there is a large double bedroom, a living/dining room space which leads to a fully equipped and newly refitted kitchen. Off the kitchen is the bathroom. Also from the kitchen, there is access to a large utility area with white goods, and a back door to the garden which has side access to the street for bikes and bins.

On the first floor, there are 4 further bedrooms. All bedrooms are furnished with a bed, desk, wardrobe, chest of drawers, and a chair. The living area benefits from sofas, a coffee table, flat flat-screen TV, and a dining table.

The rental price includes superfast Virgin Media broadband.

Council tax: C EPC: D

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