

- Leading Independent Agents
- 20 Years Experience in Cambridge
- Professional and Personal Service from the perspective that matters.....Yours!



## 19 Gwydir Street Cambridge, Cambs, CB1 2LG £1,800 PCM

Period Victorian terraced property. Popular Mill Rd central Cambridge location. Unfurnished with white goods provided. Renovated to good standard. Two good sized reception rooms, kitchen and downstairs bathroom. Two double bedrooms, one single bedroom with upstairs W.C. Private rear garden with gated rear access. Convenient, adjacent, resident & visitor permit parking. Entrance hall leading to two good sized reception rooms, kitchen diner and bathroom.

### Downstairs:

Two, good sized reception rooms with classic, timber framed, sash windows. Each with fireplace, radiator and attractive wooden flooring. Kitchen with space for kitchen table, fitted base units with new worktops. Inset one and a half times sink and drainer unit, new tiled splashbacks. Electric oven with gas hob and extractor hood, washer dryer and dishwasher. Large, fridge/freezer. Gas central heating boiler. Tiled flooring.

### Upstairs:

Stairway leading to two good sized double bathrooms, one large single bedroom and separate W/C and sink.

### Outside:

Attractive, secluded, rear garden with shed / workshop and gated rear access.

### Location:

Great central Cambridge location, off mill road. Within easy reach of city centre and only c.15 min walk to Cambridge Railway Station. Suit professional couple / single or family. Not more than 2 x professional sharers.

## Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



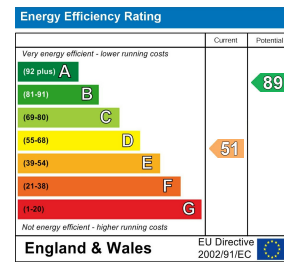
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.