

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



## 36 Missleton Court

Cambridge, Cambs, CB1 8BL

£1,595 PCM



Terraced, modern, 3 bedroom house. Unfurnished with garage and enclosed rear garden. Double glazing and gas central heating. Additional off-road parking. Very convenient location near Addenbrookes Hospital, local schools, with easy access to city centre, train station, local shops and A14/M11.

Downstairs : Large entrance vestibule with storage space. Through reception room with sitting and dining area - french windows to patio and rear garden. Fitted kitchen, with white goods including washing machine.

Upstairs : Two double and one single bedroom. Newly refurbished bathroom with shower over bath, wash basin and wc.

Outside: Garage, driveway and enclosed rear garden with lawn and patio.

No students please.



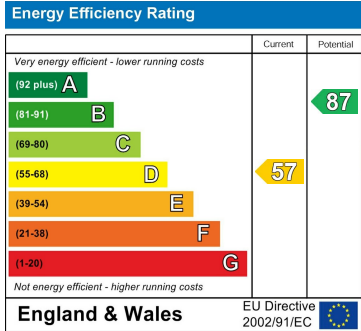
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.