

# EMBASSY

LETTINGS & MANAGEMENT



## 39 Histon Road, Cambridge, CB4 3JB

**£2,100 Per month**

STYLISHLY REFURBISHED 2 Bedroom Victorian Terrace in a Central Location

The property has undergone a stylish refurbishment and now stands out as a truly unique opportunity to rent a classic spacious 2 Bedroom Victorian Terrace Property in a sought after area of Cambridge, just moments from Castle Hill and Cambridge City Centre. The property will be let UNFURNISHED.

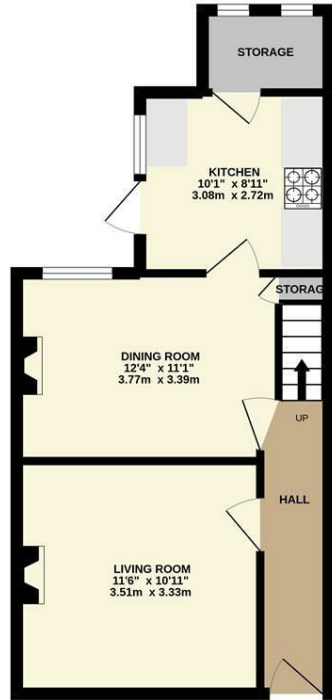
The Entrance Hallway leads firstly to the Front Living Room, a really cosy room. Further down the Hallway is the Dining Room with exposed floorboards and views to the Rear Garden, off from here is the Kitchen, with Double Oven and Gas Hob, plus a large Pantry which houses the Fridge Freezer and lots of storage space. There is also a Dishwasher.

To the side of the Kitchen you access the Rear Garden, there is a lawned area as well as a deck/patio area. There is also outside storage adjacent to the Kitchen/Pantry.



# Floor Plan

GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



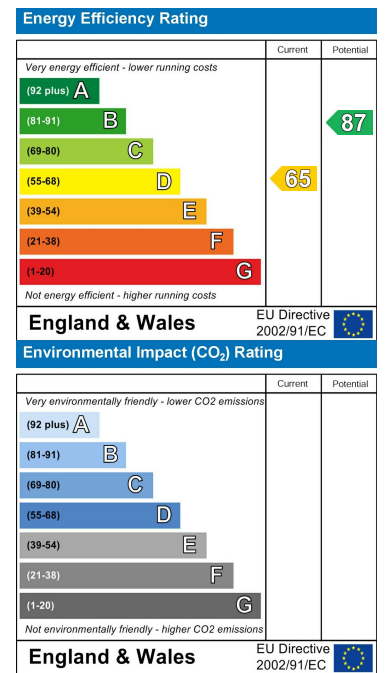
TOTAL FLOOR AREA - 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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