

# EMBASSY

LETTINGS & MANAGEMENT



## 12 Missleton Court, Cambridge, CB1 8BL

**£1,800 Per month**

A great opportunity to rent a spacious 3 Bedroom Semi-detached House in South Cambridge, with easy access to Addenbrookes and other local businesses. A short distance from the centre of Cambridge.

The Entrance Hallway leads into the Large Living and Dining Area, off from here is a well equipped kitchen.

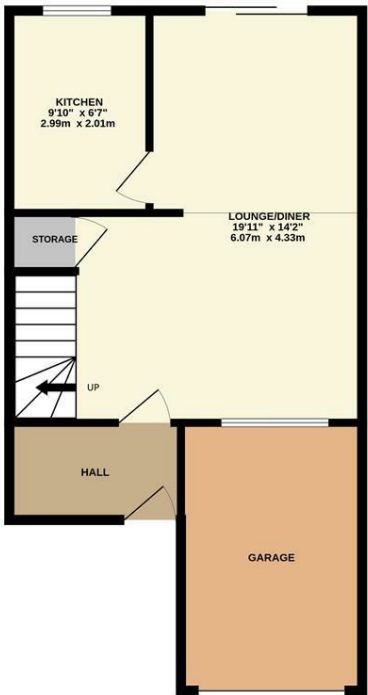
The Dining/Living Area has a patio door leading to the large rear enclosed garden.

Upstairs there are three good sized bedrooms (two double and one single) and a family bathroom with shower over the bath.

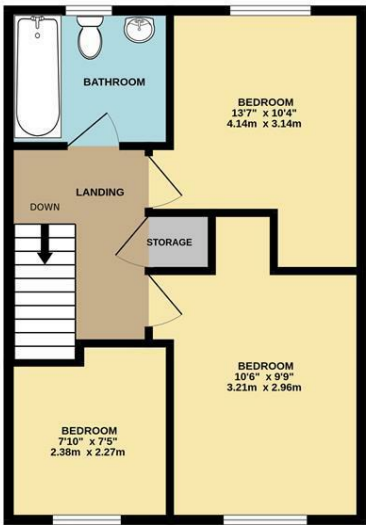


Floor Plan

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

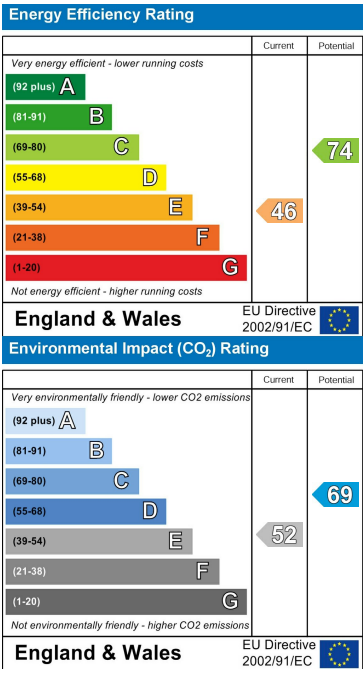


TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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