



**MA**  
Morris Armitage

4 Bedrooms

House

Located  
in Cambridge

£1,950 PCM



cambridge@morrisarmitage.co.uk

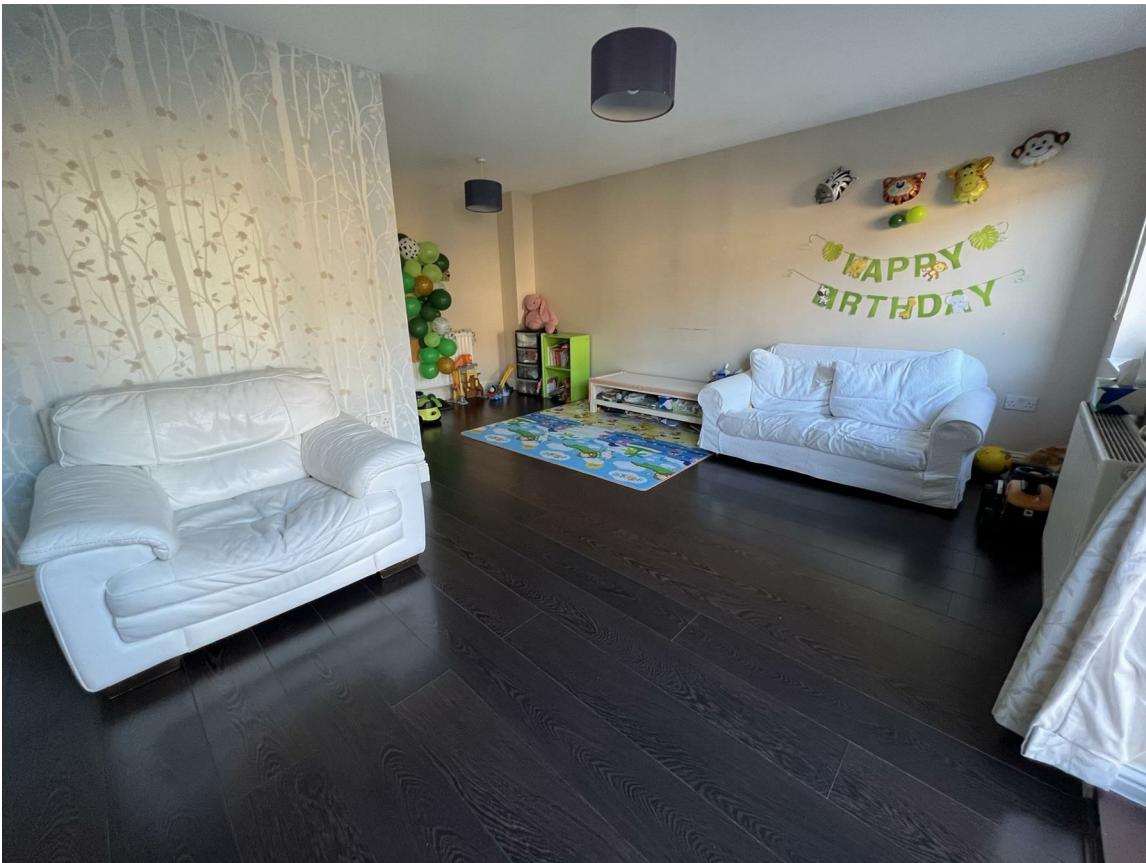
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

01223 462013



# 71 Gladeside

## Cambridge | CB4 1EL



### 3/4 Bedroom Fully Furnished Townhouse | Cambridge | Available Now

We are delighted to offer this well-presented 3/4 bedroom townhouse, set within a popular and sought-after development ideally positioned for modern Cambridge living. Perfectly located within easy reach of Cambridge Science Park and Business Park, Cambridge North Train Station, and within cycling distance of Cambridge City Centre.

Available fully furnished, the property offers flexible, well-proportioned accommodation, ideal for families or professional sharers who know each other.

Accommodation comprises:

- Ground Floor
- Entrance hall
- Cloakroom/WC
- Bedroom 4 / Study (ideal home office or guest room)
- Utility room
- Access to integral garage

First Floor

- Spacious lounge/diner
- Kitchen/breakfast room

Second (Top) Floor

# 71 Gladeside

£1,950 PCM



- 3 Storey Townhouse
- Fully Furnished
- Garage
- Desirable Location
- Low Maintenance Rear Garden
- Available mid-March





TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 fixtures stated have not been tested and no guarantee as to their suitability or efficiency can be given.  
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**Council Tax Band: E**

**Local Authority: Cambridge City**

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



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