



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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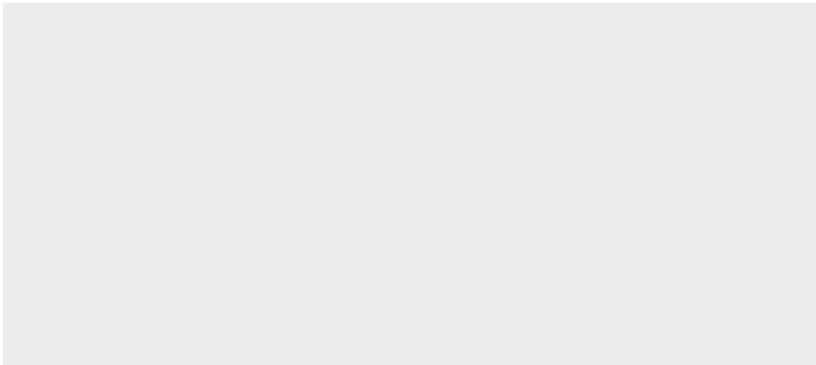


TO LET

17 Magrath Avenue, Cambridge, CB4 3AH



£2,000 PCM



THE PROPERTY

A four bedroom unfurnished semi-detached period property within this highly-regarded residential area. The property comprises open plan living and dining rooms, kitchen, four bedrooms, en-suite to main bedroom and a further family bathroom. There is an enclosed rear garden which is mainly laid to lawn with a patio area. The garden is maintained by the landlord. On-street permit parking available. 6 or 12 month initial tenancy term. The property is managed by RA&H. Council Tax Band - F. EPC Rating - D. Deposit £2300



Directions

SITUATION

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC