



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

rah.co.uk



TO LET

17 Magrath Avenue, Cambridge, CB4 3AH

£2,200 PCM



## THE PROPERTY

A well-presented four-bedroom unfurnished semi-detached period property situated in a highly regarded residential area of Cambridge.

Offering generous and versatile accommodation, the property comprises bright open-plan living and dining rooms, a well-appointed kitchen, three double bedrooms, a further single bedroom/study, and two family bathrooms.

To the rear is an enclosed garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation; the garden is maintained by the landlord for added convenience.

The property is ideally located for access to local amenities including independent shops, cafés, supermarkets and well-regarded schools, as well as green open spaces such as Midsummer Common and riverside walks along the River Cam. Excellent transport links are available with easy access to the A14 and M11, regular bus services into the city centre, and direct rail connections from Cambridge Railway Station to London and other major cities.

On-street permit parking is available in the area, subject to council approval, availability and applicable fees.

Managed directly by RAH.

Council Tax Band: F - Cambridge City Council

EPC Rating: D

Deposit: £2,530

Holding deposit: £390

Minimum tenancy length: 6 months

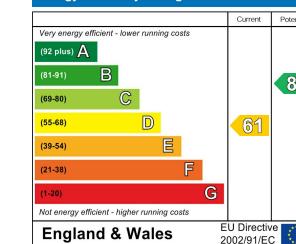
## SITUATION



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.

## Directions

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

