



Elizabeth Way, Cambridge

£1,000 pcm (Fees apply)

- Available Immediately
- Furnished
- Three bedrooms
- Walking distance of city and Science Park
- Fitted kitchen
- Good size living room
- Ground floor cloakroom
- Sorry no Sharers
- Gas fired central heating via radiators
- Mature large rear garden
- Furnished
- uPVC double glazed windows

The property has spacious, well planned accommodation which comprises of an entrance hallway with door leading to the ground floor cloakroom with wash hand basin and w/c. There are also doors off to:-

A good size, bright, living room. There is also a spacious fitted kitchen which has a range of eye level and base units, an oven, fridge freezer and washing machine.

On the first floor there are three good size bedrooms and a modern family bathroom with wash hand basin, w/c and shoer over the bath. Bedroom one and bedroom two are both good size double bedrooms with ample furniture. The third bedroom is a good size single room.

There is gas fired central heating via radiators and uPVC double glazed windows throughout the property.

Externally there is a good size rear garden which has a sunny west backing aspect to enjoy the afternoon sun. The garden is laid to lawn and has mature trees and shrubs and rear gate

access which leads to a park and playground area.

The location, just to the north of the city centre, is ideally placed within easy reach of the Science Park, A14, M11, Milton Country Park and within walking distance of the guided bus route. Cambridge city centre and Cambridge North mainline station is also within esay reach.



Energy Performance Certificate



91, Elizabeth Way, CAMBRIDGE, CB4 1BQ

Dwelling type: End-terrace house
Date of assessment: 08 February 2019
Date of certificate: 11 February 2019

Reference number: 8002-2080-0529-1107-5273
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

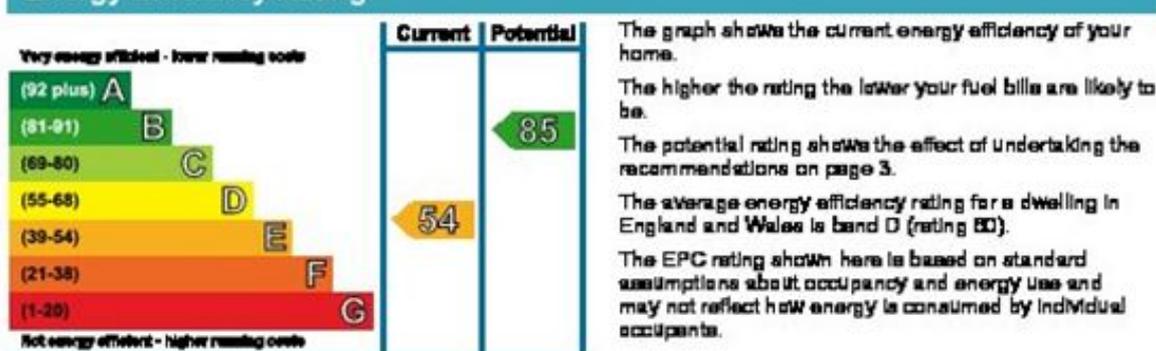
Estimated energy costs of dwelling for 3 years:	£ 2,865
Over 3 years you could save	£ 1,236

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 135 over 3 years	
Heating	£ 1,872 over 3 years	£ 878 over 3 years	
Hot Water	£ 810 over 3 years	£ 518 over 3 years	
Totals	£ 2,865	£ 1,829	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 471
2 Floor insulation	£800 - £1,200	£ 105
3 Draught proofing	£80 - £120	£ 48

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

At the start of your tenancy you will be required to pay:

Dilapidation Deposit - 5 weeks rent (if the annual rent is under £50,000) or

6 weeks rent (if the annual income exceeds £50,000)

Initial rent - 1 months rental in advance (unless agreed otherwise)