## 01223 271916

## cheffins.co.uk

## CHEFFINS





Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

### Room 2, 168 East Road, Cambridge, CB1 1DB

A FIRST FLOOR STUDENT BEDROOM WITH UTILITIES INCLUDED to let within this purpose built accommodation block comprising 8 rooms moments from Anglia Ruskin University and local amenities. The accommodation comprises 1st floor bedroom with single bed, desk, wardrobe and bedside table. Shared shower and kitchen facilities. Utility bills inclusive of rent. Furnished. Available NOW. EPC: E.



RICS

- Minimum 11 Month Tenancy
- First Floor Room
- Shared Kitchen
- Shared Shower Room
- Close to ARU
- Furnished
- Available NOW

# CHEFFINS





### ACCOMMODATION with approximate room sizes

#### BEDROOM 2

12'7" x 8'2" (3.84m x 2.49m) With window to front aspect. Fruniture includes single bed, wardrobe, 2 chest of drawers and bedside unit.

LETTING AGENT NOTES For more information on this property please refer to the Material Information brochure on our Website.

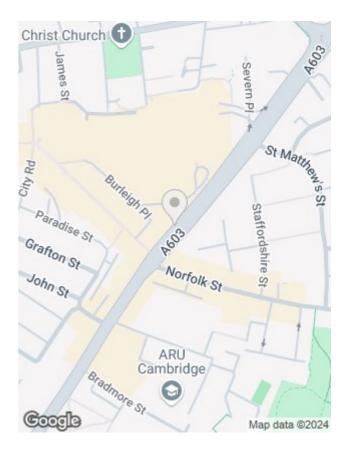
Term - Minimum 11 month tenancy Holding Deposit - £160 Deposit - £801



Rooms, East Road Cambridge

Total Area: 160.3 m<sup>2</sup> ... 1726 ft<sup>2</sup> All measurements are approximate and for display purposes only Plans prepared by: charlesjharrison.co.uk

Note: Not to scale – For guidance purposes only



#### **Energy Rating**

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings

