

# EMBASSY

LETTINGS & MANAGEMENT



## 112 Thornton Road, Cambridge, CB3 0NH

**£1,850 Per month**

Large Mature 4 Bedroom Detached Family Home located in Girton, Just off Huntingdon Road, a short distance from Cambridge Centre, Girton Village and West Cambridge & Eddington

This is a great opportunity to rent a Large Detached House in a sought after area of Girton in Cambridge. Offering Easy Access to Cambridge Centre and the North and West sides of Cambridge generally.

The property has a mature frontage with lawn area and picket fence, with a driveway large enough for one car, there is also a garage.

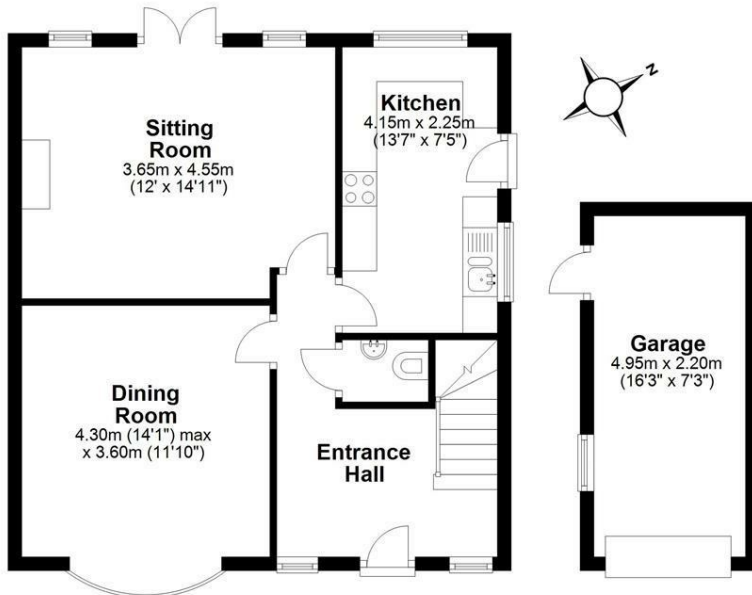
The Large Entrance Hallways runs through the heart of the property, as well as the stairwell, on the ground floor we have a WC, a large Dining Room to the front on the property and a large Living Room to the rear with French Doors overlooking the beautiful established garden. Also to the rear is a generous Kitchen.



## Floor Plan

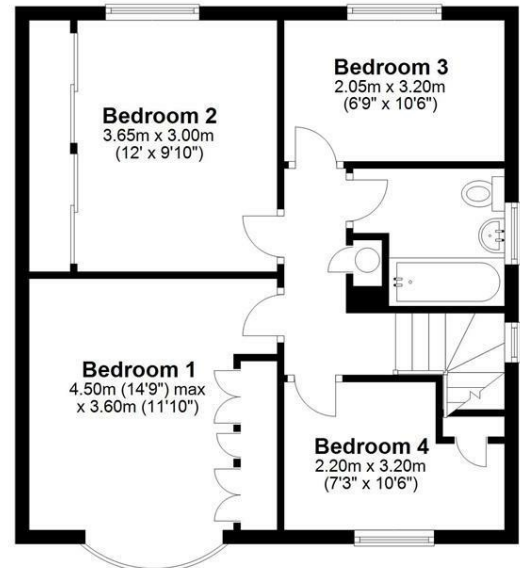
### Ground Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



### First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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