



TO LET



51 River Lane, Cambridge, CB5 8HP

£1,250 PCM



Directions

THE PROPERTY

A two bedroom unfurnished end-terraced house, which has recently been redecorated throughout and benefits from new carpets and bathroom flooring. The property is conveniently located for access to the city centre and River Cam. The property comprises entrance porch, open-plan living/dining room, kitchen, ground floor shower room, conservatory and useful storage room to the ground floor. To the first floor there are two bedrooms and bathroom. The property also benefits from an established garden to rear and a garage for tenants' use on Abbey Road. The property is managed by RAH. Council Tax Band - C. EPC Rating - E.

SITUATION

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