

# EMBASSY

LETTINGS & MANAGEMENT



## 67 Long Road, Cambridge, CB23 7DG

**£1,500 Per month**

Spacious and newly refurbished 3 Bedroom 2 Bathroom DETACHED house in the sought after village of Comberton, just West of Cambridge City.

The Entrance Hallway and Living Room have been fully redecorated and new wood effect Karndean style flooring throughout the Ground Floor.

To the rear of the ground floor is the newly installed Kitchen (pictures are the plans from the designer, actual pictures to follow), to the side of the kitchen is a dining area, which leads into the conservatory which spans the main part to the rear of the property.

Back across the kitchen is a Utility Area with space for a washing machine and further access to the rear garden, there is also access to the downstairs Shower Room, with modern fittings and a spacious experience. Across the utility area to the front is the Integrated Garage.



## Floor Plan

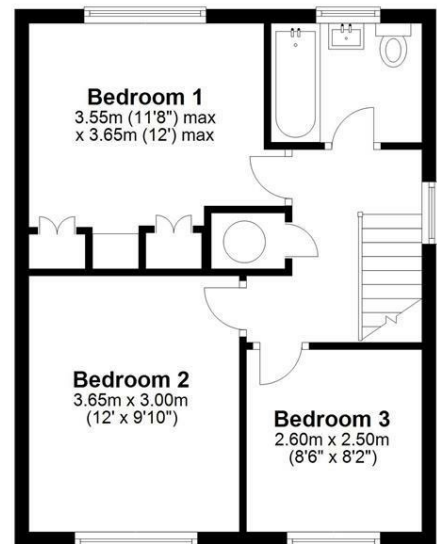
### Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 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			74
(55-68) D			
(39-54) E		42	
(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			65
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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