

# EMBASSY

LETTINGS & MANAGEMENT



## 46 Windsor Road, Cambridge, CB4 3JN

**£2,000 Per month**

Spacious Four Bedroom Semi Detached House, located in a sought after location just to the North of Cambridge Centre, a short walk to local shops and schools.

The Entrance Hallways leads through the heart of the ground floor, which has Oak LVT throughout, from the front is the Stairwell, followed by the WC, the Large Front Reception/Living Room and the rear a Large Dining/Reception/Play/Day Room which opens out through French Doors into the enclosed Large Mature Garden. Back down the Hallway is the Modern Kitchen with Appliances and off from here a Utility Room.

Upstairs there are Four Bedrooms, a single and double to the front and the same to the rear, in the centre is the Family Bathroom, which offers a full size bathtub and shower over, heated towel rail and sink cabinet/unit.





# Floor Plan

## Area Map



## Energy Efficiency Graph

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

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