

EMBASSY

LETTINGS & MANAGEMENT



34 Armitage Way, Cambridge, CB4 2UE

£1,100 Per month

This Modern Two Bedroom Semi Detached House is located on the North Side of Cambridge, just off Northfield Avenue, with easy access to Cambridge North Train Station and Science/Tech Parks, as well as Easy Access to the A14/M11 & A10

Entering the property, there is a porch with storage cupboard, this leads through to the Large Living Room

To the rear of the ground floor there is a Large Kitchen with Gas Hob and Electric Oven and Washing Machine, there is also access to the Rear Garden from the kitchen, there is a respective sized lawn and small Patio Area, gated access to the side of the property.

Upstairs there are two similar sized Double Bedrooms, one with built in Cupboard/Wardrobe. Off the centre of the Landing is the family bathroom with modern fixtures and thermostatic shower valve





Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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