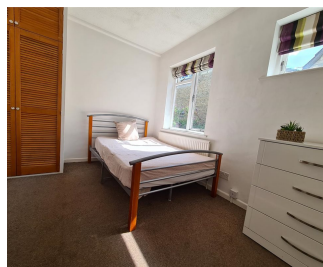
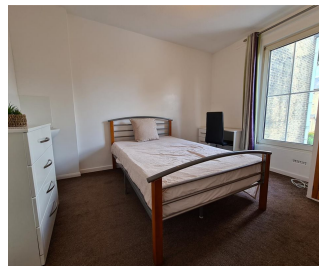




30 Newmarket Road,  
Cambridge, CB5 8DT

Call us today 01223 664 200



**\*\*STUDENT ACCOMMODATION AVAILABLE 14th SEPTEMBER 2024\*\***

**1 Room Remaining!**

Room 1 is a lovely ground floor room situated at the back of the property away from the main road. It is well equipped and is home to a large window flooding the room with natural light. This room will be perfect for any student looking for a convenient location to base themselves for their studies.

30 Newmarket Rd is a beautiful five bedroom student House situated next to The Grafton Centre with local amenities and a good assortment of shops for your convenience. With only a short 10 minute walk to East Rd, this property is perfect for those attending ARU.

Offering five sizable bedrooms, each comes furnished with small double beds, wardrobe, desk, chair and chest of drawers. Bedroom 2 benefits from an en-suite bathroom, whilst the other rooms have individual vanity sink areas. Each room is fitted with an individual lock-suite to provide privacy and security. The well fitted modern kitchen includes an oven, hob, fridge freezer and washer/dryer. There is a shared bathroom and separate toilet.

Rent is inclusive of Gas, Water, Electricity, Wifi and Common Area TV Licence. Council Tax is NOT included.

Deposits of £500 payable per room.

EPC Rating - C

- Room 1 - £790
- Room 2 - Unavailable (Ensuite Room)
- Room 3 - Unavailable
- Room 4 - Unavailable
- Room 5 - Unavailable

Please be advised that this property does NOT come with parking. Permit parking is found on the surrounding roads. In order to request a parking permit, please go to the council directly.

CALL OUR STUDENT TEAM ON 01223 664200 TO REGISTER YOUR INTEREST

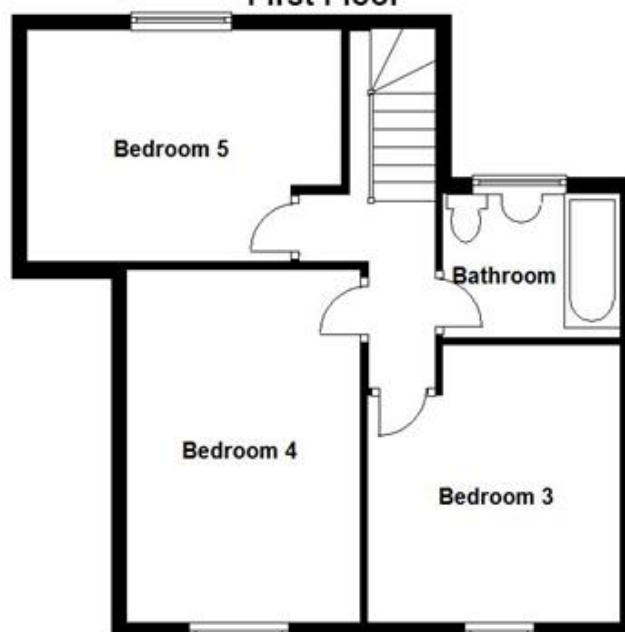
Rental Price	£790 pcm
Deposit	£500
Location	Cambridge
Bedrooms	5
Available From	14 September 2024
Property Type	Student Property - House
Furnished	Furnished
Partner Property	No

## 30 Newmarket Road, Cambridge

### Ground Floor



### First Floor



Living Room	4.38m x 2.98m (14'4 x 9'9)
Bedroom 1	3.10m x 3.09m (10'2 x 10'2)
Bedroom 2	3.65m x 2.22m (12' x 7'3)
Bedroom 3	3.44m x 3.14m (11'3 x 10'4)
Bedroom 4	4.39m x 2.91m (14'5 x 9'7)
Bedroom 5	3.92m x 2.88m (12'10 x 9'5)

Call us today 01223 664 200

<https://www.openarch.co.uk/student/search/cambridge/30-newmarket-road-cambridge-cb5-8dt-32807295>