



Bush & Co.

# 111 Catharine Street, Cambridge - £2,350 PCM

A stylishly presented and skilfully extended four bedroom house just off vibrant Mill Road with its variety of local shops, cafes and amenities and within walking distance of the railway station and city centre.

## Entrance Hallway

With downstairs cloakroom

## Living Room

23'7" x 12'5" (7.19 x 3.81)  
Spacious living room with wood flooring

## Kitchen/Breakfast Room

17'6" x 12'5" (5.34 x 3.79)  
kitchen/breakfast room with gas hob, electric double oven, slimline dishwasher, fridge-freezer and washing machine

## Sun Room

16'5" x 6'9" (5.02 x 2.07)  
Just off the kitchen/breakfast room with door opening to the garden

## Bedroom 1

16'11" x 9'6" (5.17 x 2.91)  
Front double bedroom located on the first floor with en suite shower

## Bedroom 2

10'3" x 8'10" (3.14 x 2.71)  
First floor second double bedroom with en suite shower

## Bedroom 3

10'10" x 8'7" (3.31 x 2.62)  
Bedroom or study

## Bedroom 4

10'9" x 10'5" (3.29 x 3.19)  
Spiral staircase leading to second floor master bedroom with wardrobe and en suite bathroom with shower over bath and wonderful views

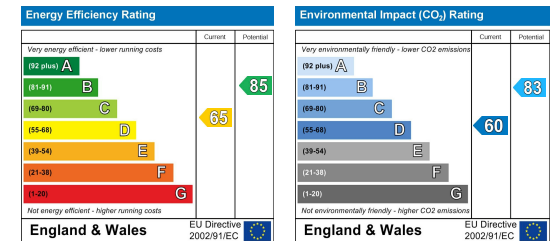
## Garden

Rear enclosed paved garden with shed and side access

## Key information

EPC Rating – D  
Council Tax Band – D (Cambridge City Council)  
Rent – £2350 pcm (£542 pw)  
Deposit – £2711  
Available unfurnished 19th June 2024  
Long term tenancy  
Applications from couples and families welcomed but regret the house is not available to share groups of more than 2

- House
- 4 Bedrooms
- Unfurnished
- Gas central heating
- Sorry, no smokers
- Double glazing
- Street parking Available
- 3 Bathrooms
- Regret not available to share groups of more than 2



## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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