



Bush & Co.

## 2 Borrowdale, Cambridge - £1,750 Per Month

A well presented three bedroom mid terraced family house in a quiet location overlooking common land just off Histon Road within walking distance of shops, cafes and many local amenities. offering excellent access to the Science and Business Parks, A14 and M11.

### Entrance Hall

Entrance hall with under stairs storage cupboard

### Kitchen

9'3" x 9'11" (2.84 x 3.03m)  
Rear fitted kitchen with electric cooker (induction hob), dishwasher and fridge freezer and door to the garden

### Utility Room

5'8" x 6'11" (1.73 x 2.13m)  
With gas boiler, washing machine and drier

### Living/Dining Room

21'10" x 9'6" (6.68 x 2.90m)  
Spacious living room with wood laminate flooring and patio door opening to the garden

### Bedroom 1

13'8" x 9'5" (4.17 x 2.88m)  
Rear double bedroom

### Bedroom 2

9'5" x 10'1" (2.88 x 3.09m)  
Rear double bedroom with built in wardrobe cupboard

### Bedroom 3

8'0" x 9'4" (2.46 x 2.86m)  
Front bedroom with airing cupboard

### Bathroom

5'7" x 6'8" (1.72 x 2.05 )  
Bathroom with bath and electric shower over the bath  
Separate toilet

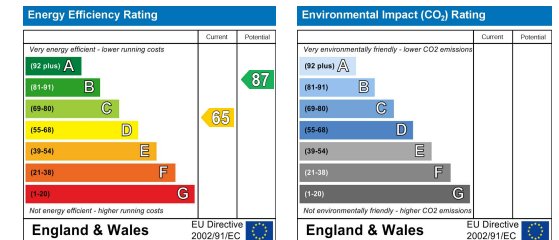
### Rear Garden

Enclosed rear garden with lawn and patio with brick shed and rear access

### Key information

EPC Rating – D  
Council Tax Band – C  
Rent – £1750 pcm (£403 pw)  
Deposit – £2019  
Available unfurnished 25th May 2024  
Long term tenancy

- Three Bedroom Family House
- Gas Central Heating and Double Glazing
- Rear Enclosed Garden with shed and Rear Access
- Some Off Road Parking
- Overlooking Green



### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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