



Bush & Co.

## 22 Headly Street, Cambridge - £3,800 PCM

A spectacular newly built four bedroom furnished townhouse, former show home in the Ironworks development which is perfectly located within walking distance of Cambridge city centre, the mainline train station and a wonderful variety of local shops, cafes and restaurants on Vibrant Mill Road.

### Entrance Hall

With large downstairs WC and separate cloakroom

### Kitchen/Dining Room

11'3" x 19'2" (3.45 x 5.85)  
Rear open plan kitchen/dining room opening onto the mature garden  
Kitchen is fitted with electric induction hob, double oven and microwave, fridge freezer and dishwasher

### Utility Room

Located just off the kitchen, the utility room houses the washer-drier

### Living Room

19'2" x 11'7" (5.85 x 3.55)  
Front first floor living room

### Bedroom 1

11'5" x 13'9" (3.50 x 4.20)  
Rear master bedroom located on the first floor with fitted wardrobe and en suite shower room

### Bedroom 2

11'7" x 12'9" (3.55 x 3.90)  
Rear double bedroom located on the second floor with fitted wardrobe

### 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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### Bedroom 3

11'7" x 12'7" (3.55 x 3.85)  
Front double bedroom also located on the second floor

### Bedroom 4/Study

8'2" x 7'10" (2.50 x 2.40)  
Study/Office room on second floor

### Bathroom

Family bathroom with shower over the bath

### Garden & Parking

Rear sunny garden with shed, bin storage and side access  
Good sized garage with electric car charging point

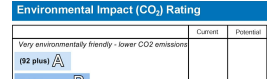
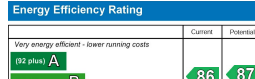
### Key information

EPC Rating – B  
Council Tax Band – F (Cambridge City Council)  
Rent – £3800 pcm (£876 pw)  
Deposit – £4384  
Available furnished 25th July 2024  
Long term tenancy  
Gas and solar powered heating

- House
- 4 Bedrooms
- Furnished
- Gas central heating
- Sorry, no smokers
- Double glazed
- Small Garden
- Garage Parking
- Gas and solar powered heating
- Regret not available to share groups of more than two



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A			(12 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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