



Bush & Co.

110 Brooks Road, Cambridge - £2,000 PCM

A well presented Semi detached three/four bedroom house with good access to the City Centre, main line train station, A14/M11 and within walking distance of large supermarket and many local shops and amenities.

Entrance Hallway

Bedroom 4/Study

8'2" x 12'8" (2.50 x 3.87)

Ground floor room at the front of the property which can either be used as another bedroom or a study/office

Living/Dining Room

13'9" x 10'11" (4.20 x 3.33)

With door leading to garden and useful under stair storage

Kitchen

Long fitted kitchen with electric hob, built in Bosch oven and microwave, fridge freezer, dishwasher and washer drier

Kitchen leads to downstairs WC and door to garden

Bedroom 1

11'8" x 10'10" (3.56 x 3.32)

Front double bedroom with storage

Bedroom 2

8'2" x 15'5" (2.49 x 4.71)

Second double bedroom at the rear of the property

Bedroom 3

5'7" x 7'8" (1.72 x 2.36)

Single bedroom or study

Bathroom

7'1" x 5'5" (2.16 x 1.66)

With shower over bath and heated towel rail

Garden and Parking

Driveway parking and large rear garden with side access and shed

Key information

EPC Rating – D

Council Tax Band – B (Cambridge City Council)

Rent – £2000 pcm (£461 pw)

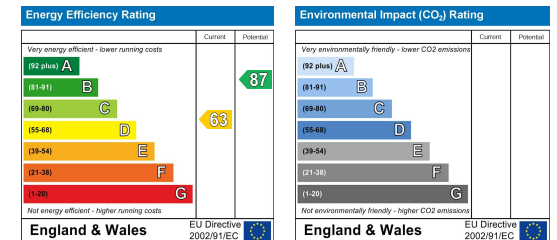
Deposit – £2307

Available unfurnished 8th June 2024

Long term tenancy

Regret not available to share groups more than two

- Semi detached house
- Gas central heating
- Large rear garden
- Regret not available to share groups more than two
- Downstairs WC
- Driveway parking
- Double glazing
- Unfurnished
- Sorry, no smokers
- Laminite flooring



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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