



Bush & Co.

12 Wagstaff Close, Cambridge - £1,650 PCM

### Entrance Hallway

With stairs to first floor

### Living Room

11'7" x 12'7" (3.55 x 3.85)  
Spacious front living room

### Kitchen/Dining Room

13'11" x 17'9" (4.26 x 5.43)  
Rear open plan kitchen/dining room with electric hob and oven, under counter fridge and freezer and washer drier  
Large storage cupboard and back door to rear sunny garden

### Bedroom 1

14'10" x 10'7" (4.53 x 3.24)  
Front master bedroom with large built in wardrobe

### Bedroom 2

8'7" x 11'8" (2.64 x 3.57)  
Rear double bedroom

### Shower Room

5'10" x 5'5" (1.79 x 1.66)  
Rear shower room

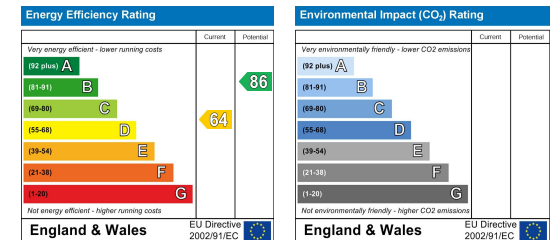
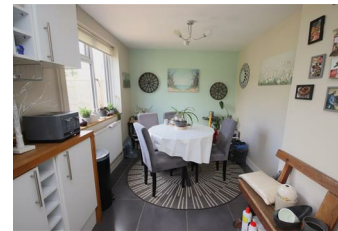
### Garden & Parking

Large enclosed garden with shed and side access  
Driveway parking for two cars

### Key information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1650 pcm (£380 pw)  
Deposit – £1903  
Available unfurnished 27 July 2024  
Long term tenancy

- Two bedrooms
- Two reception rooms
- Gas central heating
- Large sunny garden
- Sorry, no smokers
- One bathroom
- Unfurnished
- Double glazing
- Driveway parking available



### 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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