



Bush & Co.

10 Barnes Close, Cambridge - £1,800 PCM

A well presented three bedroom mid terrace house in a quiet cul de sac location offering quick access to the City Centre, Addenbrookes, A14 and many local shops and amenities.

Entrance Hall

Living Room

14'1" x 10'2" (4.30 x 3.10)

Bright rear living room with flame effect gas fire

Dining Room

11'8" x 7'10" (3.56 x 2.39)

Separate dining room with wood laminate flooring

Kitchen

13'0" x 6'3" (3.98 x 1.91)

Modern refitted kitchen with electric induction hob, electric oven, fridge-freezer, dishwasher and washing machine

Bedroom 1

15'1" x 9'10" (4.60 x 3.01)

Front double bedroom

Bedroom 2

15'1" x 9'10" (4.60 x 3.01)

Rear double bedroom

Bedroom 3

7'9" x 7'6" (2.38 x 2.31)

Front single bedroom

Bathroom

Refitted bathroom with shower over bath and separate toilet

Garden

Sunny enclosed rear garden with side access and brick shed with electrics housing a tumble drier

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1800 pcm (£415 pw)

Deposit – £2076

Available furnished 23rd August 2024

Long term tenancy

- House
- Furnished
- Sorry, no smokers
- Medium Sized Garden
- Double glazed
- 3 Bedrooms
- Gas central heating
- Pets considered
- Street parking available
- Available to maximum of 2 sharers



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			
		61			
England & Wales		England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

IMPORTANT NOTICE

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