



Bush & Co.

97 High Street, Cambridge - £1,700 PCM

A recently redecorated three bedroom, semi detached house just a few minutes from many shops and amenities of Cherry Hinton High Street and with good access to Addenbrooke's Hospital, A14/M11, popular local schools and the City Centre.

Living Room

11'5" x 11'10" (3.49 x 3.63)
Spacious front living room with laminate flooring leading to dining room

Dining Room

10'5" x 11'10" (3.19 x 3.63)
Large dining room/extra reception with laminate flooring

Kitchen

With gas hob, electric oven, washing machine and fridge freezer
Leading to downstairs bathroom and back door to large garden

Bathroom

Spacious downstairs bathroom with electric shower over bath

Bedroom 1

11'5" x 11'10" (3.49 x 3.62)
Front master double bedroom with newly laid carpets

Bedroom 2

8'3" x 11'11" (2.54 x 3.64)
Middle double bedroom

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.

Bedroom 3

7'11" x 8'6" (2.42 x 2.61)
Generously sized rear bedroom with cupboard housing the boiler

Garden & Parking

Enclosed large rear garden with secure side passage and street parking available

Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 27th July 2024
Long term tenancy
Regret not available to share groups of more than two

- 3 Bedrooms
- 2 Receptions
- Semi Detached house
- Unfurnished
- Gas central heating
- Sorry, no smokers
- Large garden
- Street parking
- Double glazing
- Recently redecorated and newly laid carpets on stairs and first floor

