

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

#### **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

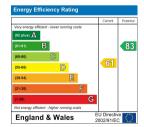
Long term tenancy Regret not available to share groups of more than two

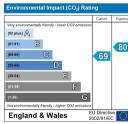
- · 3 Bedrooms
- · 2 Receptions
- Semi Detached house
- Unfurnished
- Gas central heating
- Sorry, no smokers
- Large garden
- · Street parking
- · Double glazing
- Recently redecorated and newly laid carpets on stairs and first floor











### **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 firms employment has the authority to make or give any representation or warranty in respect of the property.