



Bush & Co.

10 Latimer Close, Cambridge - £1,650 PCM

A delightful modern, two bedroom semi-detached house offering quick access to the City Centre, Addenbrookes hospital, A14/M11 and many local shops and amenities.

Entrance Hallway

Kitchen/Dining Room

16'6" x 9'10" (5.03 x 3.00)
Spacious front kitchen with fridge freezer, gas hob and electric oven, washing machine and dishwasher

Living Room

13'1" x 10'8" (3.99 x 3.26)
Rear living room with patio doors to large sunny garden

Bedroom 1

13'3" x 10'11" (4.06 x 3.35)
Front master bedroom

Bedroom 2

13'1" x 8'7" (3.99 x 2.64)
Rear double bedroom

Garden & Parking

Large enclosed garden with shed and side access
Driveway parking for one car and plenty of street 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.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Key information

EPC Rating – B
Council Tax Band – C (Cambridge City Council)
Rent – £1650 pcm (£380 pw)
Deposit – £1903
Available unfurnished 24th August 2024
Long term tenancy

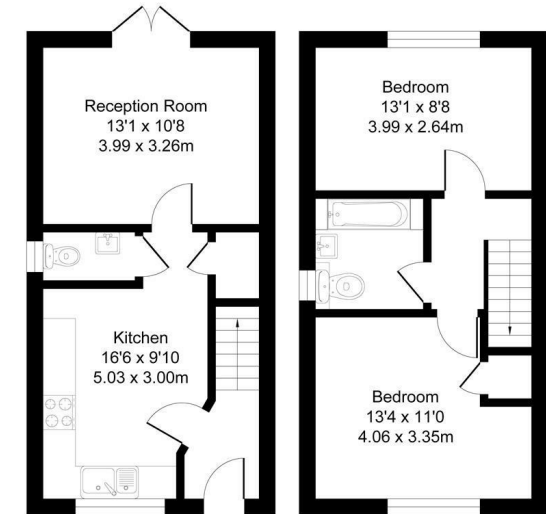
- Double glazed
- Gas central heating
- 2 double bedrooms
- Modern fitted kitchen
- Large enclosed garden
- Driveway parking for one car
- Sorry, no pets
- Sorry, no smokers



10 Latimer Close, Cambridge

Ground Floor
Area: 33.2 m² ... 358 ft²

First Floor
Area: 33.2 m² ... 358 ft²



Total Area: 66.4 m² ... 716 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Sales Office:
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