



Bush & Co.



86 Speedwell Close, Cambridge - £1,350 PCM

A well presented two bedroom terrace house within walking distance of local shops including large supermarket and amenities of Cherry Hinton and offering good access to Addenbrookes Hospital, the City Centre and A14.

### Entrance Hall

With laminate flooring and stairs leading to first floor

### Kitchen

5'11" x 10'0" (1.81 x 3.05)  
With electric oven, washing machine and fridge freezer

### Living Room

12'5" x 13'5" (3.80 x 4.10)  
Rear living room with laminate flooring and French doors opening to rear garden

### Bedroom 1

12'5" x 12'1" (3.80 x 3.69)  
Front double bedroom

### Bedroom 2

6'6" x 11'5" (2.00 x 3.48)  
Rear second bedroom

### Bathroom

Rear bathroom with shower over bath

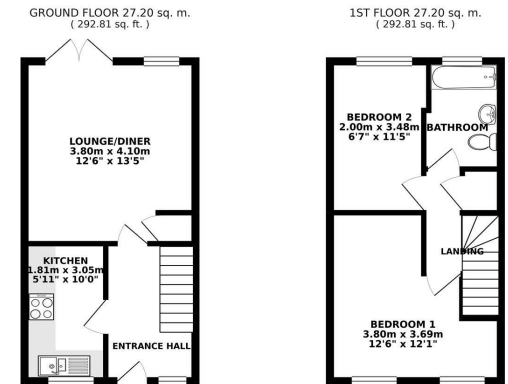
### Garden and Parking

Enclosed garden with rear access and parking available at the rear of the house

### Key information

EPC Rating – D  
Council Tax Band – C (South Cambridgeshire Council)  
Rent – £1350 pcm (£311 pw)  
Deposit – £1557  
Available unfurnished 23rd October 2024  
Long term tenancy

- 2 Bedrooms
- 1 Receptions
- Pets considered
- Unfurnished
- Gas central heating
- Sorry, No Smokers
- Rear garden
- Double glazing
- Off street parking available



TOTAL FLOOR AREA: (54.41 sq. m. / 585.63 sq. ft.) approx.  
These plans are intended to be used as a guide only. The actual dimensions of the property may vary slightly from those shown on the plans. The landlord does not accept any liability for any errors or omissions. The plans are not to be used for any other purpose without the prior written consent of the landlord. All dimensions are approximate and should not be used for any other purpose without the prior written consent of the landlord. All dimensions are approximate and should not be used for any other purpose without the prior written consent of the landlord.

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	
England & Wales	EU Directive 2002/91/EC

### 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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