



Bush & Co.

## 23 Moss Bank, Cambridge - £1,550 PCM

A recently redecorated two double bedroom mid terrace house ideally located just a few minutes walk from the Cambridge North railway station and within easy reach of the Science and Business Parks, A14/M11 and City Centre.

### Entrance Hallway

### Living Room

13'9" x 10'7" (4.20 x 3.24)  
Spacious front living room with laminate flooring

### Kitchen

12'4" x 14'0" max (3.76 x 4.28 max)  
Rear kitchen with large pantry cupboard, electric oven, washing machine and fridge freezer and patio doors leading to rear enclosed garden

### Bedroom 1

7'8" x 12'2" (2.34 x 3.72)  
Front double bedroom with built in wardrobes

### Bedroom 2

12'1" max x 14'1" (3.70 max x 4.30)  
Rear 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.

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

### Bathroom

Tiled bathroom with shower over bath

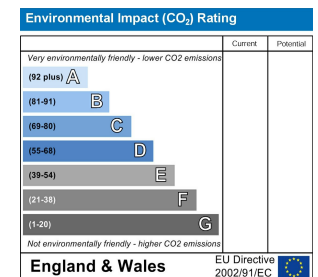
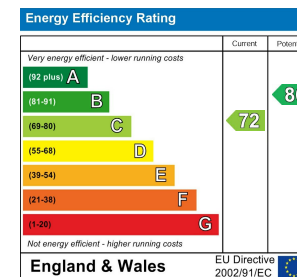
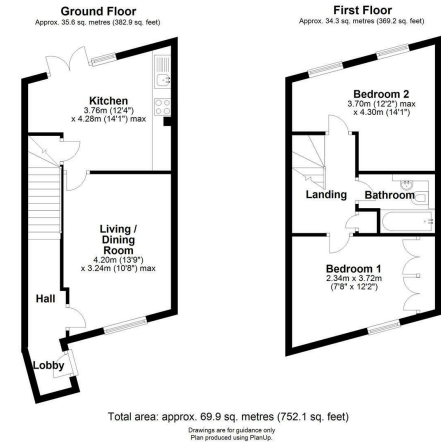
### Garden and Parking

Rear enclosed paved garden with rear access and street parking available

### Key information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1550 pcm (£357 pw)  
Deposit – £1788  
Available unfurnished 12th October 2024  
Long term tenancy

- Double glazing
- Gas central heating
- Newly decorated
- Sorry, no pets
- Sorry, no smokers
- Two double bedrooms
- Parking on street
- Rear enclosed paved garden
- 76 sqm / 818 sqf



Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk