



Bush & Co.

# 48 Down House Drive, Cambridge - £2,975 PCM

A brand new, stunning four-bedroom family home set over three levels in the new Franklin Gardens development off Histon Road offering quick and easy access to the Science and Business Parks, Cambridge North train station, the City Centre and just a few minutes from the A14 and M11

## Entrance Hall

Large entrance hall with under stairs cupboard

## Kitchen/Dining Room

16'2" x 10'4" (4.94 x 3.17)

Bright open plan kitchen/dining room fitted with gas hob, electric oven, fridge-freezer, washer-drier and dishwasher

Dining area with laminate flooring and French doors leading to the rear garden

## Living Room

16'2" x 10'2" (4.94 x 3.12)

Spacious living room with lots of natural light

## Downstairs Cloakroom

## Bedroom 1

10'7" x 10'4" (3.25 x 3.17)

First floor double bedroom with fitted wardrobe and en suite

## Bedroom 3

10'2" x 9'9" (3.12 x 2.99)

First floor double bedroom

## Bathroom

Family bathroom with shower over the bath, heated towel rail, WC and hand basin

## Bedroom 2

14'1" x 9'11" (4.31 x 3.03)

Top floor double bedroom with fitted wardrobe

## Bedroom 4

14'1" x 10'4" (4.31 x 3.15)

Top floor double bedroom

## Shower Room

Top floor shower room

## Parking

Large car port with two parking spaces located next to the house with EV charger

## Rear Garden

Enclosed rear garden mostly laid to lawn with wooden shed, bin store and side entrance

## Key information

EPC Rating – B

Council Tax Band – TBC

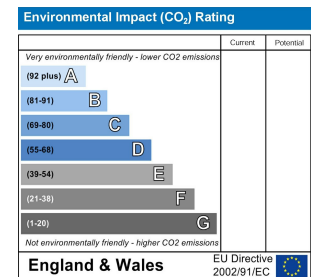
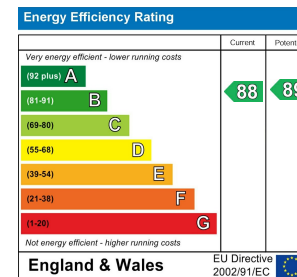
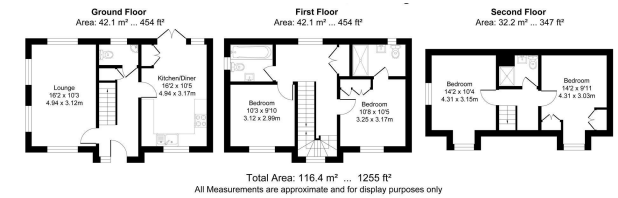
Rent – £2975 pcm (£686 pw)

Deposit – £3432

Available unfurnished now

Long term tenancy

- AVAILABLE NOW
- Quick Access to City Centre, Science Parks, A14 and M11
- Gas Central Heating
- High Energy Efficiency EPC Band B
- Off Street Parking for 2 cars
- EV Charging Point
- Enclosed Rear Garden with shed
- Double Glazing & Solar Panels
- 116 sqm / 1255 sqf
- Brand New Family House



## 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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