



Bush & Co.



## 10 Caravere Close, Cambridge - £1,400 PCM

A well presented two bedroom end of terrace house tucked away in a quiet cul-de-sac location with excellent access to the Science and Business Parks, Cambridge City Centre, major road links including the A14/M11 and Cambridge North train station.

### Living/Dining Room

15'7" x 12'3" (4.75 x 3.75)

A good sized open plan living/dining room with spiral stair case leading to first floor and back door leading to large rear garden

### Kitchen

7'0" x 6'11" (2.15 x 2.11)

Fitted kitchen with gas cooker, washing machine and fridge freezer

### Bedroom 1

12'4" x 8'2" (3.76 x 2.51)

Rear double bedroom with built in wardrobe

### Bedroom 2

12'4" x 7'4" (3.76 x 2.24)

Front second bedroom

### Shower Room

With shower cubicle, WC and hand basin

### Garden & Parking

Large enclosed sunny garden with shed and side access and off road parking space for one car

### Key information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

Rent – £1400 pcm (£323 pw)

Deposit – £1615

Available unfurnished now

Long term tenancy

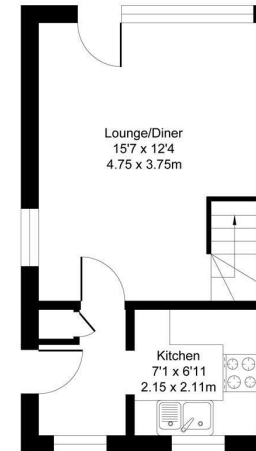
- End Of Terrace House
- 52.9 sqm / 570 sqft
- Double Glazing
- Off Street Parking Available
- Sorry, No Smokers
- Two Bedrooms
- Gas Central Heating
- Rear Large Garden
- Sorry, No Pets



## 10 Caravere Close, Cambridge

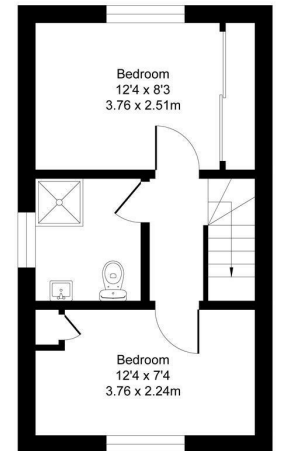
### Ground Floor

Area: 26.4 m<sup>2</sup> ... 284 ft<sup>2</sup>



### First Floor

Area: 26.5 m<sup>2</sup> ... 286 ft<sup>2</sup>



Total Area: 52.9 m<sup>2</sup> ... 570 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### 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

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