



Bush & Co.

5 Tamarin Gardens, Cambridge - £1,700 PCM

A delightful three bedroom Semi-detached house just a few minutes from many shops and amenities of Cherry Hinton offering quick access to Addenbrookes Hospital, the City Centre, A10 and A14.

Entrance Porch

14'8" x 14'5" (4.48 x 4.40)

Entrance porch leading to spacious living room

Living Room

14'8" x 14'5" (4.48 x 4.40)

Large front living room with stairs leading to first floor

Kitchen/Dining Room

14'8" x 10'3" (4.48 x 3.13)

Rear kitchen/dining room with gas cooker, washing machine, dishwasher and fridge freezer

Bedroom 1

12'7" x 8'2" (3.84 x 2.51)

Front double bedroom with built in wardrobes

Bedroom 2

9'9" x 8'2" (2.99 x 2.51)

Rear second double bedroom

Bedroom 3

9'8" x 6'1" (2.96 x 1.87)

Front single 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.

Bathroom

Bathroom with electric shower over the bath, WC and hand basin

Garden & Parking

Rear garden laid to lawn with patio and side access.

Parking available in front of garage.

Key information

EPC Rating – D

Council Tax Band – C (South Cambridgeshire Council)

Rent – £1700 pcm (£392 pw)

Deposit – £1961

Available unfurnished 28th April 2025

Long term tenancy

Regret not available to share groups of more than two

Garage is for storage only

- Three Bedroom Semi-Detached House
- 69.7 sqm / 751 sqft
- Unfurnished
- Gas Central Heating
- Double Glazing Throughout
- Sorry, No Smokers
- Sorry, No Pets
- Rear Garden
- Parking Available In Front Of Garage



Tamarin Gardens CB1 9GQ



Total Area: 69.7 m² ... 751 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesj.harrison.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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