



Bush & Co.



# 264 Queen Ediths Way, Cambridge - £1,850 PCM

A beautifully presented and recently refurbished three bedroom, Semi-detached house with garage, conveniently located on Queen Ediths Way, offering quick access to the mainline railway station and the City Centre and within walking distance of Addenbrookes Hospital, popular schools and many shops and local amenities. The house has recently been refurbished to a high standard, with new flooring/carpet laid throughout and a new bathroom and kitchen installed.

## Entrance Hall

Entrance hall with under stairs cupboard

## Living Room

11'11" x 11'5" (3.65 x 3.48)

Front living room with newly laid flooring

## Dining Room

11'11" x 11'11" (3.65 x 3.65)

Bright rear dining room with newly laid flooring

## Kitchen

11'10" x 8'11" (3.61 x 2.73)

Brand new kitchen with free standing fridge freezer, electric hob and oven and cupboard housing the washing machine.

Back door leading to rear enclosed garden

## Bedroom 1

11'11" x 11'11" (3.65 x 3.65)

Rear master bedroom

## Bedroom 2

11'11" x 11'5" (3.65 x 3.48)

Front double bedroom with built in cupboard

## Bedroom 3

8'11" x 7'3" (2.73 x 2.23)

Third rear study/infant room

## Bathroom

Newly installed bathroom with shower over three quarter size bath, WC, hand basin and heated towel rail

## Garden & Parking

Rear enclosed garden mostly laid to lawn with plenty of storage and driveway parking available in front of garage (garage can also be accessed from the garden)

## Key information

EPC Rating – D

Council Tax Band – E (Cambridge City Council)

Rent – £1850 pcm (£426 pw)

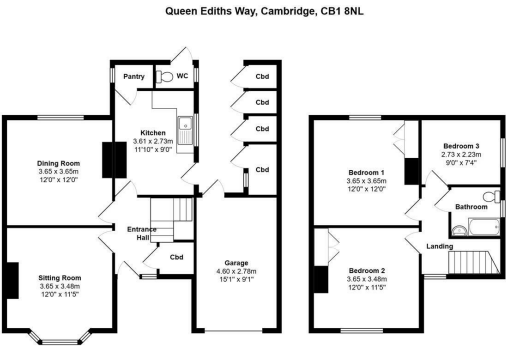
Deposit – £2134

Available unfurnished now

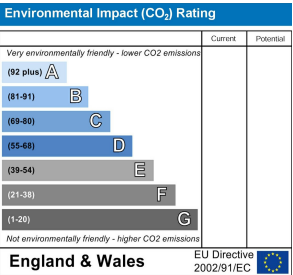
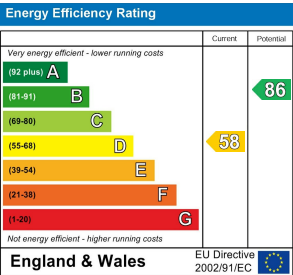
Initial 12 month tenancy

Regret not available to share groups of more than two

- Renovated Three Bedroom House
- 88.9 sqm / 957 sqft
- Sorry, No Pets
- Rear Sunny Garden
- Great Location
- Semi-Detached
- Double Glazed & Gas Central Heating
- Sorry, No Smokers
- Garage & Driveway Parking
- Perfect Family Home



Total Area: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only  
Plan prepared by charlesj.harrison.co.uk



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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