



Bush & Co.



## 13 Villa Place, Cambridge - £1,450 PCM

A delightful two double bedroom mid terrace house at the end of a quiet cul de sac in the village of Impington, within easy reach of local shops, schools and amenities, a few minutes from access to the A14 and M11 and offering quick access to the Cambridge Science and Business Parks, Cambridge North Train Station and the City Centre.

### Entrance Hall

### Kitchen

11'8" x 6'2" (3.58 x 1.89)  
Fitted kitchen with gas hob and electric oven, fridge-freezer, slimline dishwasher and washing machine

### Living Room

15'4" x 10'5" (4.68 x 3.20)  
Rear sunny living room with wood laminate flooring and French doors opening to the garden. There is also an under stairs cupboard housing a tumble drier

### Bedroom 1

12'2" x 9'10" (3.73 x 3.02)  
Front double bedroom

### Bedroom 2

12'5" x 9'2" (3.79 x 2.80)  
Rear second double bedroom

### Bathroom

8'10" x 6'0" (2.70 x 1.84)  
Family bathroom with electric shower over the bath

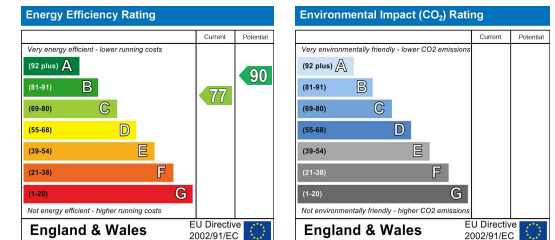
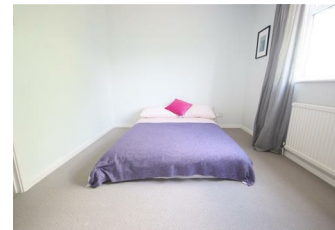
### Garden & Parking

Off road parking for one car and long sunny garden with mature shrubs, shed and rear access

### Key information

EPC Rating – C  
Council Tax Band – C (South Cambridgeshire Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished 22nd April 2025  
Long term tenancy

- Two Bedroom House
- 65 sqm / 699 sqft
- Double Glazing Throughout
- Off Street Parking Available
- Sorry, No Pets or Smokers
- Unfurnished
- Gas Central Heating
- Medium Sized Garden
- One Bathroom
- Great Location



### 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