



Bush & Co.



# 117 Foster Road, Cambridge - £1,600 PCM

A spacious three bedroom mid-terrace family house situated to the South of Cambridge in popular Trumpington within walking distance to local shops and quick access to Addenbrookes Hospital, the City Centre, M11 and A10. The property has recently benefited from having new carpets laid and redecorated throughout.

## Entrance Hall

Bright entrance hall with stairs leading to first floor

## Living Room

12'2" x 12'5" (3.72 x 3.79)  
Front living room with newly laid carpets and built in book shelves

## Kitchen/Dining Room

19'0" x 10'6" (5.81 x 3.22)  
Rear kitchen/dining room with breakfast bar and back door leading to rear sunny garden. Kitchen is equipped with gas hob and electric oven, washing machine and fridge freezer

## Bedroom 1

13'5" x 9'5" (4.09 x 2.89)  
Front double bedroom with built in cupboards and wooden flooring

## Bedroom 2

12'2" x 10'11" (3.73 x 3.35)  
Rear double bedroom with built in cupboards and wooden flooring

## Bedroom 3

9'10" x 8'11" (3.02 x 2.74)  
Front single bedroom with wooden flooring

## Bathroom

Bathroom with shower over the bath and hand basin

## 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.

## WC

Separate WC located next to the bathroom

## Parking & Garden

On street parking available and large enclosed garden, mostly laid to lawn with patio area and two sheds

## Key information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1600 pcm (£369 pw)  
Deposit – £1846  
Available unfurnished 17th April 2025  
Long term tenancy  
Regret not available to share groups of more than two

- Three Bedroom Mid-Terrace House
- 85 sqm / 918 sqft
- Recently Redecorated and Newly Laid Carpets
- Unfurnished
- Sorry, No Pets or Smokers
- Large Garden
- Street parking Available
- Great Location
- Double Glazing Throughout
- Gas Central Heating

