



Bush & Co.



## 79 Garden Walk, Cambridge - £1,650 PCM

A recently redecorated two bedroom, Semi-detached house conveniently located just off Victoria Road within walking distance of the City Centre, many shops and local amenities and offering quick access to Cambridge Science and Business Parks, Cambridge North Train Station and the A14/M11.

### Entrance Hallway

### Living Room

12'2" x 11'4" (3.72 x 3.46)  
Bright living room with large bay window and built in book shelves

### Dining Room

11'8" x 10'4" (3.58 x 3.17)  
Rear dining room leading to kitchen

### Kitchen

14'8" x 6'4" (4.48 x 1.94)  
Rear kitchen with back door leading to enclosed garden. The Kitchen is fitted with recently installed gas cooker, washing machine, undercounter fridge and table top freezer

### Bedroom 1

15'10" x 11'3" (4.85 x 3.43)  
Front master bedroom with bed, mattress, chest of drawers and dresser with chair

### Bedroom 2

10'5" x 9'6" (3.18 x 2.90)  
Rear second bedroom with built in book shelves and single divan base with mattress

### 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.

### Shower Room

Spacious shower room with large shower enclosure, WC, hand basin and large storage cupboard housing the boiler

### Parking & Garden

Street parking available (permit required) and large rear, enclosed mature garden with two sheds and side access

### Key information

EPC Rating – D  
Council Tax Band – D (Cambridge City Council)  
Rent – £1650 pcm (£380 pw)  
Deposit – £1903  
Available part furnished 25th April 2025  
Long term tenancy

- Two Bedroom House
- 84.3 sqm / 908 sqft
- On Street Parking (Permit Required)
- Sorry, No Smokers or Pets
- Gas Central Heating
- Partly Furnished House
- Recently Redecorated
- Large Enclosed Rear Garden
- Great Location
- Single Glazed

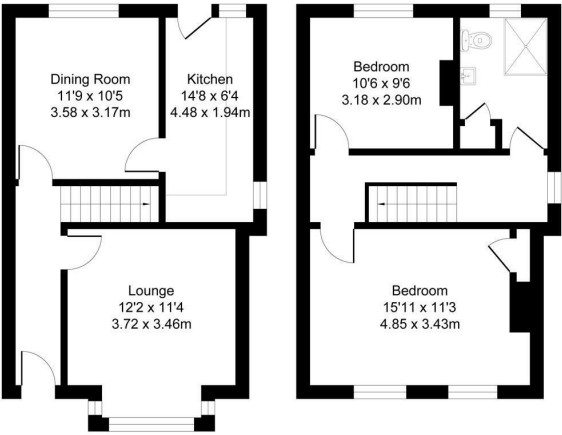


## 79 Garden Walk, Cambridge

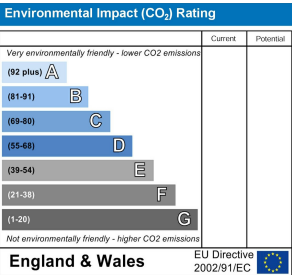
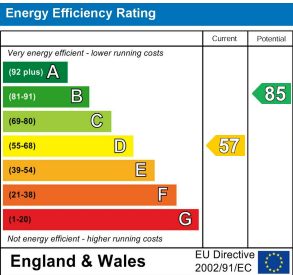


Ground Floor  
Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>

First Floor  
Area: 41.1 m<sup>2</sup> ... 443 ft<sup>2</sup>



Total Area: 84.3 m<sup>2</sup> ... 908 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



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