



Bush & Co.

15 Clara Rackham Street, Cambridge - £2,850 PCM

A spectacular and well proportioned three bedroom, Semi-detached town house located in the thriving Timber Works development, just minutes from vibrant Mill Road and within walking distance of the Beehive Centre and Retail Park, Cambridge City Centre, the main line train station, local gyms and a variety of shops, cafes and many amenities. The spacious town house (1241sqft) is opposite a large green/park area and is minutes from the local nursey. The property also benefits from having gas central heating with underfloor heating on the ground floor and is arranged over three floors.

Entrance Hall

Large entrance hall with cupboard and downstairs WC

Kitchen

15'5" x 8'0" (4.71 x 2.45)
Modern fitted kitchen with integrated fridge freezer, oven, microwave, electric hob, dishwasher and washer drier

Dining/Family Room

16'11" x 10'4" (5.16 x 3.16)
Rear family room with patio door leading to sunny enclosed garden

Living Room

16'11" x 10'1" (5.17 x 3.08)
Bright first floor living room located at the front of the house with two large windows giving the room lots of natural light

Bedroom 2

16'11" x 7'4" (5.17 x 2.25)
First floor rear double bedroom

Bedroom 3

13'6" x 7'4" (4.12 x 2.25)
Rear second floor generously sized single bedroom/study

Bedroom 1

13'6" x 10'1" (4.12 x 3.08)
Second floor master bedroom with built in wardrobes and en suite shower room

Garden and Parking

Rear enclosed garden mostly laid to lawn with patio and shed.
One allocated parking space outside the property with electric car charging point

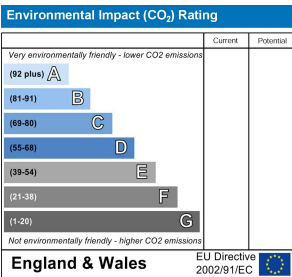
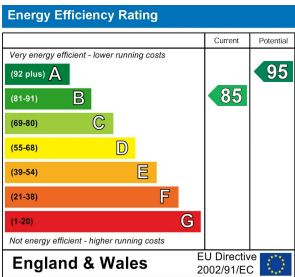
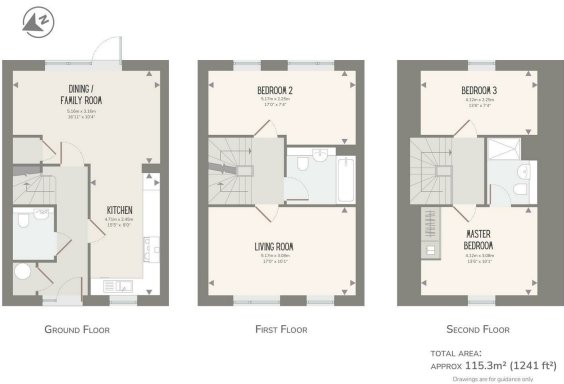
Key information

EPC Rating – B
Council Tax Band – E (Cambridge City Council)
Rent – £2850 pcm (£657 pw)
Deposit – £3288
Available unfurnished 23rd May 2025
Long term tenancy
Regret not available to share groups of more than two

- Semi-Detached Town House
- Three Bedrooms
- Two Reception Rooms
- Very Spacious
- Unfurnished
- 115.3 sqm / 1241 sqft
- Sorry, No Smokers & No Pets
- Double Glazing & Gas Central Heating
- One Allocated Parking Space
- 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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