



Bush & Co.



## 40 Ross Street, Cambridge - £1,550 PCM

A two bedroom mid terrace house situated just off vibrant Mill Road conveniently located with good access to the mainline railway station, Addenbrookes Hospital and Cambridge City Centre and within walking distance of many shops, cafes and local amenities.

### Living/Dining Room

20'1" x 12'8" (6.14 x 3.88)

Large living/dining room with under stairs cupboard, built in shelving and decorative fire place (not in use)

### Kitchen

13'7" x 6'4" (4.16 x 1.94)

Rear kitchen with back door leading to garden. The kitchen is equipped with fridge freezer, gas hob and electric oven and washing machine

### Shower Room

6'5" x 5'8" (1.96 x 1.73)

Ground floor shower room with shower enclosure, WC, hand basin and heated towel rail

### Bedroom 1

11'5" x 10'8" (3.50 x 3.27)

Front master double bedroom with built in cupboards

### Bedroom 2

8'11" x 9'8" (2.74 x 2.97)

Rear double bedroom with deep built in cupboard

### Garden & Parking

Rear enclosed patio garden with shed and rear access. Parking on street (no permit required)

### Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

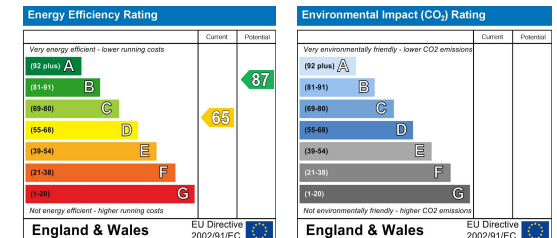
Rent – £1550 pcm (£357 pw)

Deposit – £1788

Available unfurnished 2nd May 2025

Long term tenancy

- Two Bedroom House
- 59 sqm / 635 sqft
- Sorry, No Pets Or Smokers
- Great Location
- Gas Central Heating
- Unfurnished
- Double Glazing
- Street Parking (No Permit Required)
- Rear Enclosed Garden



### 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