



Bush & Co.

188 Coldhams Lane, Cambridge - £2,600 PCM

A delightful four bedroom Semi-detached family house located on Coldhams Lane overlooking Coldhams Common with easy access to Cambridge City Centre, the main line train station and within walking distance of local gyms, supermarkets and the Retail Park/Beehive Centre with its many cafes, shops and local amenities. The property benefits from having a sunny enclosed garden with side access, driveway parking comfortably fitting two cars and acoustic windows fitted at the front of the house reducing the traffic noise.

Entrance Hall

Entrance hall way with stairs leading to first floor

Kitchen/Dining Room

20'0" x 8'8" (6.12 x 2.65)

Rear spacious kitchen with access to the garden. The kitchen is equipped with fridge freezer, electric hob, oven, microwave and dishwasher

Living Room

18'6" x 10'9" (5.66 x 3.28)

Rear living room with media wall, electric fire and patio doors leading to sunny garden

Family Room

13'0" x 10'11" (3.98 x 3.35)

Front family room with bay window which overlooks the front of the property. The room can be used as a living room, dining room, study or infant play room

WC

Ground floor WC also housing the washing machine

Bedroom 2

12'8" x 8'5" (3.88 x 2.57)

Rear first floor double bedroom with spacious built in wardrobes

Bedroom 3

14'2" x 7'10" (4.32 x 2.41)

Front first floor double bedroom with spacious built in wardrobes

Bedroom 4

6'11" x 6'13"6" (2.12 x 1.87)

Front single bedroom suitable for a study or infant room

Family Bathroom

Fully tiled modern bathroom with shower over bath, WC, hand basin with vanity unit and heated towel rail

Bedroom 1

18'9" x 12'0" (5.74 x 3.68)

A well proportioned top floor master bedroom with built in storage and wardrobe space. The master bedroom also benefits from an ensuite shower room with shower enclosure, WC and sink vanity unit

Garden

Rear enclosed garden with side access. The garden is mostly laid to lawn with patio area and storage shed. (Garage not included)

Parking

Comfortable driveway parking for two cars and side access to the garden

Key information

EPC Rating – C

Council Tax Band – D (Cambridge City Council)

Rent – £2600 pcm (£600 pw)

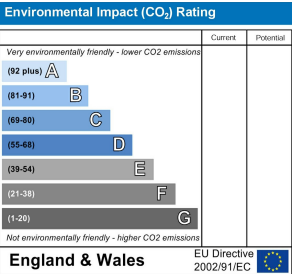
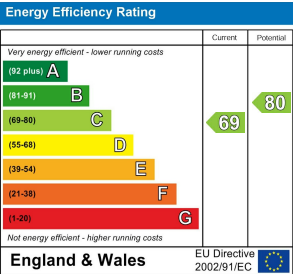
Deposit – £3000

Available unfurnished now

Long term tenancy

Regret not available to share groups of more than two

- Semi-Detached House
- 123.4 sqm / 1328.3 sqft
- Four Bedrooms
- Three Receptions
- Gas Central Heating & Double Glazing
- Acoustic Windows Fitted On Front Windows
- Sorry, No Pets Or Smokers
- Driveway Parking
- Great Location
- Perfect Family Home



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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