



Bush & Co.

7 Beales Way, Cambridge - £1,900 PCM

A delightful and spacious three bedroom Semi-detached family house with three shower rooms in a quiet location which offers quick access to the Science and Business Parks, A14/M11, Cambridge North Train Station, the City Centre and within walking distance to many local schools, shops and amenities.

Entrance Hall

Entrance hall with wood laminate flooring

Kitchen

8'1" x 15'1" (2.47 x 4.62)
Refurbished L shaped kitchen with range of wall and floor mounted units, gas cooker, fridge freezer, washing machine, drier and dishwasher

Garden Living Room

9'5" x 9'3" (2.88 x 2.82)
Located at the rear with French doors opening to the garden

Dining Room

9'1" x 8'11" (2.78 x 2.72m)
Dining Room opening to the kitchen and garden room with wood laminate flooring

Downstairs Double Bedroom

11'0" x 11'7" (3.36 x 3.55)
Front double bedroom with wood laminate flooring

Downstairs Wet Room

First Floor Double Bedroom

10'8" x 18'0" (max) (3.27 x 5.50 (max))
Spacious front double bedroom with recently installed carpet

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.

Single Bedroom

9'10" x 8'4" (3.02 x 2.55)
Rear single bedroom with new carpeting and ensuite shower room

Family Shower Room

Shower Room with electric shower

Garden

Rear enclosed paved garden with side access
(No access to shed)

Key information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1900 pcm (£438 pw)
Deposit – £2192
Available unfurnished 20th June 2025
Long term tenancy
Regret not available to share groups of more than two

- Spacious Three Bedroom Family House
- 82 sqm / 882 sqft
- Low Maintenance Paved Garden
- Double Glazing
- On Street Parking
- Unfurnished
- Three Shower Rooms
- Gas Central Heating
- Great Location
- Regret Not Available To More Than Two Sharers

