

Bush & Co.

# 4 Baker Lane, Cambridge - £3,150 PCM

Stunning four bedroom townhouse in this very popular highly specified development in Trumpington. The property offers quick access to Addenbrookes Hospital, the mainline station, the City Centre, A10 and M11.

#### **Entrance Hall**

Entrance hall with wood laminate flooring

### **Downstairs Cloakroom and Utility Room**

Cloakroom with fitted units and integrated washing machine

### **Kitchen-Dining Room**

Fully integrated kitchen with dining area complete with 5 ring gas hob, electric oven, fridge-freezer and dishwasher Wood floor and doors opening to the garden

# Stairs and First Floor Landing

# First Floor Living Room

Bright living room with dual aspect windows and doors to outer terrace

### **First Floor Balcony**

Sunny balcony with wood decking flooring

# **Double Bedroom**

Double bedroom with range of fitted wardrobes

#### **Ensuite Shower Room**

#### Bedroom 2

Smaller double bedroom

#### First Floor Shower Room

# Second Floor Landing

Landing with door to roof terrace

### **Bedroom 3**

Double bedroom

#### **Bedroom 4**

Double Bedroom

### **Bathroom**

Bathroom with shower over the bath

# **Roof Terrace**

Sunny enclosed roof terrace

### Rear Garden

Enclosed rear garden with paved patio, mostly laid to lawn with plants and shrubs

### **Car Port**

Car Port Parking for 2 cars

## **Key information**

EPC Rating - B

Council Tax Band - F

Rent – £3150 pcm (£726 pw)

Deposit - £3634

Available unfurnished 10th July 2025

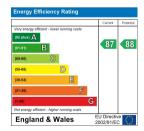
Long term tenancy

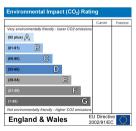
- · Superb 4 Bedroom unfurnished Mid Terrace House
- · Two sunny balconies
- · Gas central Heating and Double glazing
- Car Port Parking
- · Sorry, No Pets Allowed
- · Enclosed sunny rear garden
- share groups
- · Regret not available to · Ideal for access to Addenbrookes Hospital











# **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.