



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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A				(102 plus) A	
(81-81) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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.

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