



Bush & Co.



## 110 Brooks Road, Cambridge - £2,050 PCM

A spacious and well presented Semi-detached three/four bedroom house with parking which offers good access to the City Centre, Addenbrookes Hospital, main line Train Station and the A14/M11 and within walking distance of large supermarket and many shops and local amenities.

### Entrance Hallway

### Bedroom 4/Study

10'9" x 8'1" (3.30 x 2.48)

Ground floor room at the front of the property which can either be used as another bedroom, reception room or a study/office

### Living/Dining Room

14'11" x 10'11" (4.57 x 3.33)

With door leading to garden and useful under stair storage

### Kitchen

10'4" x 8'2" (3.15 x 2.50)

Long fitted rear kitchen with electric hob, built in Bosch oven and microwave, fridge freezer, dishwasher and washer drier Kitchen leads to downstairs WC and door to garden

### Bedroom 1

14'11" x 10'10" (4.55 x 3.31)

Front double bedroom with storage

### Bedroom 2

15'5" x 8'1" (4.72 x 2.48)

Second double bedroom at the rear of the property

### 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.

### Bedroom 3

7'5" x 5'8" (2.27 x 1.73)

Single bedroom or study

### Bathroom

7'1" x 5'5" (2.16 x 1.66)

With shower over bath and heated towel rail

### Garden and Parking

Driveway parking and large rear garden with side access and shed

### Key information

EPC Rating – D

Council Tax Band – B (Cambridge City Council)

Rent – £2050 pcm (£473 pw)

Deposit – £2365

Available unfurnished 11th October 2025

Long term tenancy

Regret not available to share groups more than two

Pets considered

- Semi Detached House
- Gas Central Heating
- Large Rear Garden
- Regret Not Available To Share Groups
- Downstairs WC
- 3/4 Bedrooms
- Double Glazing
- Unfurnished
- Pets Considered
- 73.1 sqm / 788 sqft

