



Bush & Co.

2A Trafalgar Road, Cambridge - £2,250 PCM

A very well presented three/four bedroom detached house arranged over three floors located in a quiet corner just a few minutes from the river and Midsummer Common and within walking distance to the City Centre, also offering good local shops and amenities and quick access to the Science and Business Parks. There is a parking space for one car available by separate lease and additional monthly cost.

Entrance Hall

Entrance hall with tiled flooring and ground floor WC

Kitchen

7'10" x 9'10" (2.40 x 3.01)
Front fitted kitchen with gas hob and electric oven, dishwasher, fridge freezer and washing machine

Living/Dining Room

24'5" x 11'1" (7.46 x 3.39)
Rear spacious living room with doors opening to patio area

Downstairs Cloakroom

Bedroom 2

15'10" x 8'8" (4.83 x 2.66m)
First floor double bedroom

Bedroom 3

7'0" x 11'5" (2.15 x 3.50)
Smaller first floor double bedroom

Study/Bedroom 4

8'2" x 7'2" (2.50 x 2.19)
Small Single bedroom or Study

Bathroom

First Floor bathroom with shower over the bath

Bedroom 1

14'9" x 14'0" (4.50 x 4.28)
Second floor master bedroom with ensuite bathroom and eaves storage cupboards

Ensuite Bathroom

Ensuite bathroom with shower over the bath

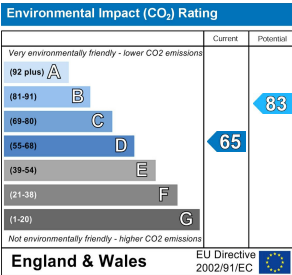
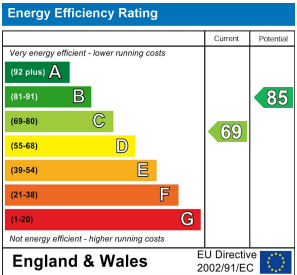
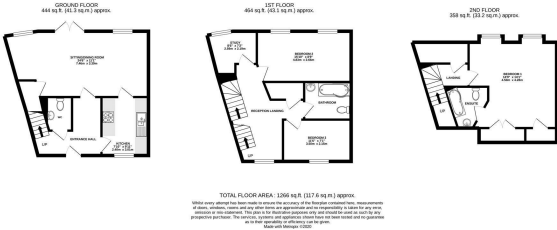
Garden

Rear patio garden

Key Information

EPC Rating – C
Council Tax Band – E (Cambridge City Council)
Rent – £2250 pcm (£519 pw)
Deposit – £2596
Available unfurnished Now
Long term tenancy
There is a parking space for one car available by separate lease at £150 pcm

- Three/Four Bedroom House
- Gas Central Heating and Double Glazing
- Two Bathrooms
- There is a parking space for one car available by separate lease at £150 pcm
- 117.6 sqm / 1266 sqft
- Unfurnished Property
- Delightful Central Location
- Patio Garden
- Superb Location
- Ground Floor WC, Family Bathroom and Ensuite



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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