



Bush & Co.

350 Mill Road, Cambridge - £2,750 PCM

A spacious four double bedroom house located on vibrant Mill Road with its many shops, cafes and local amenities, within walking distance of the mainline Train Station, the City Centre and providing good access to Addenbrookes Hospital.

Entrance Hallway

Living Room

11'7" x 12'8" (3.55 x 3.87)
Front living room with bay window

Bedroom 3

9'7" x 11'6" (2.94 x 3.51)
Downstairs double bedroom

Shower Room

Ground floor shower room

Kitchen

9'10" x 17'3" (3.02 x 5.28)
Rear fitted kitchen with gas hob, electric oven, washing machine, dishwasher and fridge-freezer

Bedroom 1

15'6" x 11'6" (4.73 x 3.51)
First floor double bedroom

Bedroom 2

9'7" x 11'6" (2.94 x 3.51)
First floor middle double bedrom

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.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Bedroom 4

9'10" x 8'5" (3.02 x 2.58)
First floor rear double bedroom

Bathroom

6'2" x 9'0" (1.90 x 2.76)
First floor bathroom with electric shower over bath

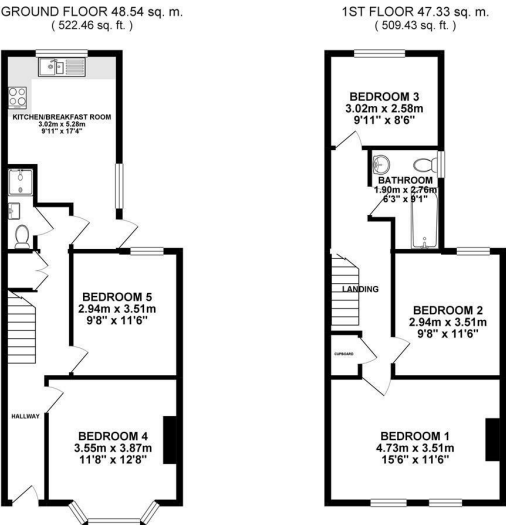
Garden

Rear enclosed garden with shed

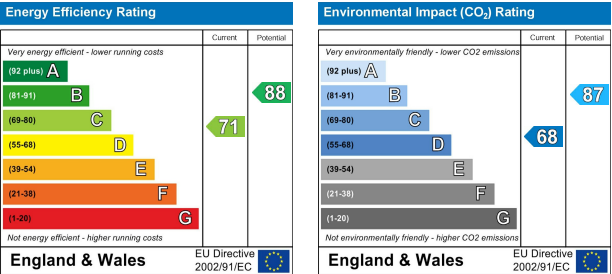
Key information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £2750 pcm (£634 pw)
Deposit – £3173
Available part furnished now
Long term tenancy
Suitable for professional share groups of 4 who all know each other

- Four Double Bedrooms
- Gas Central Heating
- 95.87 sqm / 1031.89 sqft
- Rear Enclosed Garden
- Suitable for Professional Share Groups
- Partly Furnished House
- Double Glazed Throughout
- Sorry, No Pets or Smokers
- Street Parking
- Superb Central Location



TOTAL FLOOR AREA: 95.87 sq. m. (1031.89 sq. ft.) approx.
*Values are derived from data supplied by the owner for the purpose of the EPC. The owner does not accept any liability for errors or omissions in the data supplied. The data is for information only and should not be relied upon for any purpose other than the EPC. The data is for information only and should not be relied upon for any purpose other than the EPC.



Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk