



Bush & Co.

17 Whitgift Road, Teversham - £1,350 PCM

A very well presented two bedroom terraced house located in Teversham providing quick and easy access to Addenbrookes Hospital, the City Centre, many local amenities and major road links including the A14 and A11.

Entrance Hall

Kitchen/Diner

14'7" x 7'8" (4.46 x 2.36)
Modern fitted kitchen/diner with electric hob and oven, fridge freezer, washing machine and slimline dishwasher

Living Room

14'7" x 9'9" (4.46 x 2.99)
Spacious living room with wood laminate flooring

Bedroom 1

9'9" x 14'7" (2.98 x 4.46)
Master double bedroom with wardrobe

Bedroom 2

9'1" x 8'4" (2.77 x 2.56)
Second double bedroom with wardrobe

Bathroom

First floor bathroom with shower over bath, heated towel rail, WC and hand basin

Garden

Enclosed neat and paved rear garden

Key information

EPC Rating – D

Council Tax Band – C (South Cambridgeshire Council)

Rent – £1350 pcm (£311 pw)

Deposit – £1557

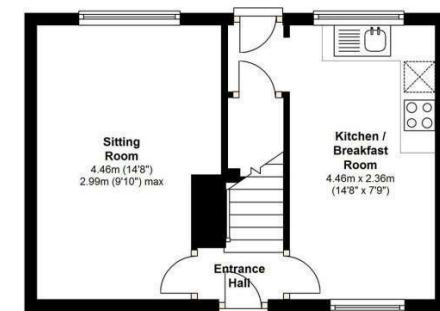
Available unfurnished now

Long term tenancy

- Mid-Terraced House
- Two Bedrooms
- Unfurnished
- Gas Central Heating
- Double Glazed
- Sorry, No Pets or Smokers
- Paved Rear Garden
- Street Parking
- One Bathroom
- Good Access To Addenbrookes Hospital and Local Amenities



Ground Floor
Approx. 27.7 sq. metres (298.2 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 55.5 sq. metres (597.4 sq. feet)

| Energy Efficiency Rating | |
|--|-----------|
| Very energy efficient - lower running costs (92 plus) A | Current |
| (81-91) B | Potential |
| (69-80) C | 88 |
| (55-68) D | |
| (39-54) E | 67 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | Current |
| (81-91) B | Potential |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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

Sales Office:

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