



Bush & Co.

19 Arden Road, Cambridge - £1,600 PCM

A well presented three bedroom terraced house with garage in a quiet residential cul-de-sac providing good access to the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14 and M11.

Living/Dining Room

14'11" x 12'8" (4.56 x 3.88)
Spacious open plan living/dining area with tiled flooring and French doors to garden

Kitchen

14'11" x 10'4" (4.56 x 3.16)
Rear fitted kitchen with fridge freezer, electric hob and oven and extractor hood
Space for washing machine (not supplied)

Bedroom 1

10'7" x 8'9" (3.24 x 2.67)
Rear double bedroom with fitted wardrobes

Bedroom 2

10'4" x 8'9" (3.16 x 2.69)
Front double bedroom with fitted wardrobes

Bedroom 3

7'8" x 5'11" (2.35 x 1.82)
Rear single bedroom/study

Bathroom

Bathroom with shower over bath, WC, heated towel rail and hand basin

Garden and Parking

Rear enclosed garden mostly laid to lawn with decking area and single garage

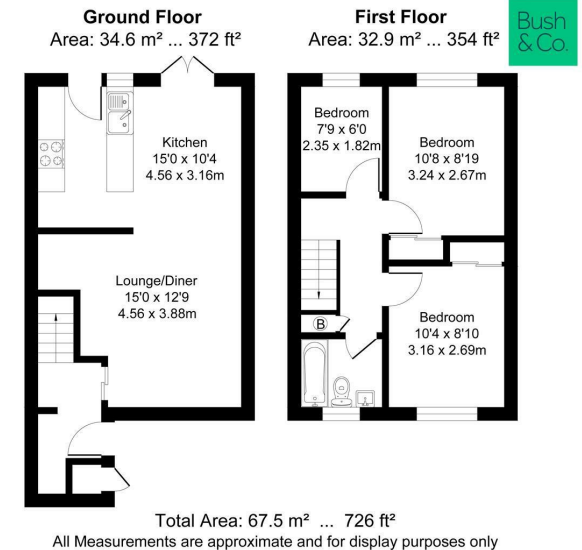
Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished now
Long term tenancy
Off street parking and single garage

- Three Bedroom
- Terraced House
- 67.5 sqm / 726 sqft
- Unfurnished
- Single Garage
- Rear Enclosed Garden
- Sorry No Smokers or Pets
- Double Glazing
- Gas Central Heating

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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

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