



Bush & Co.

39 Golding Road, Cambridge - £1,950 PCM

An immaculate three bedroom mid terrace house previously renovated to a high spec, in a quiet traffic free close overlooking a green located just off Radegund Road with quick access to the mainline Train Station, Addenbrookes Hospital, the City Centre and many local shops and amenities. The luxury house benefits from having underfloor heating on the ground floor.

Entrance Hall

Entrance hall with storage cupboard

Kitchen

11'1" x 11'5" (3.40 x 3.50)

Very smartly fitted kitchen opening to the living room. The kitchen is fitted with gas hob and electric oven, integrated microwave, washing machine, dishwasher and fridge-freezer

Living Room

21'5" x 10'1" (6.55 x 3.08)

Sleek modern living room with wood laminate flooring, door to conservatory and French doors to the garden with wall mounted storage unit, sofa and desk, filing cabinet and cupboard

Downstairs Cloakroom

Refitted downstairs cloakroom

Conservatory

Conservatory with door to the rear garden

Bedroom 1

13'5" x 10'5" (4.09 x 3.20)

Rear double bedroom with double bed, three chests and wardrobe

Bedroom 2

10'6" x 10'1" (3.22 x 3.08)

Rear double bedroom with long chest of drawers and storage unit

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.

Bedroom 3

10'5" x 7'8" (3.20 x 2.35)

Front bedroom with desk and chest (no bed)

Shower Room

10'6" x 4'11" (3.22 x 1.50)

Smart contemporary shower room located on the first floor

Rear Garden

Enclosed paved rear garden with rear access gate and wooden shed

Key information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1950 pcm (£450 pw)

Deposit – £2250

Available furnished 26th January 2026

Long term tenancy

- Three Bedrooms
- Double Glazing
- Partly Furnished
- Sorry, No Pets or Smoking
- Gas Central Heating
- Mid Terrace House
- Laminate Flooring Throughout
- Paved Garden with Rear Access
- Underfloor Heating Downstairs
- Off Street Parking

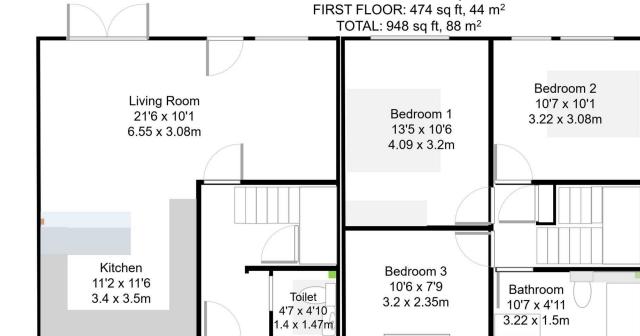


GROSS INTERNAL AREA (excluding Conservatory)

GROUND FLOOR: 474 sq ft, 44 m²

FIRST FLOOR: 474 sq ft, 44 m²

TOTAL: 948 sq ft, 88 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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