



Bush & Co.

# 9 William Smith Close, Cambridge - £1,450 PCM

A delightful well presented one bedroom mid terrace house just minutes from Cambridge mainline station and within walking distance to local shops, cafes and the City Centre. The property also offers easy access to Addenbrookes Hospital and ARM.

## Living Room

11'11" x 11'7" (3.64 x 3.54)  
Open living room with wooden floor

## Kitchen

11'6" x 11'6" (3.51 x 3.53)  
Rear fitted kitchen with electric hob and oven, fridge freezer, washing machine and slimline dishwasher

## Double Bedroom

11'6" x 11'6" (3.51 x 3.53)  
First floor double bedroom with wood floor

## Bathroom

First floor bathroom with shower over bath

## Garden & Parking

Sunny rear garden with shed and driveway parking for one car

## Key Information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished 14th February 2026  
Long term tenancy

- One Bedroom House
- Unfurnished
- Double Glazed
- Driveway Parking Available
- 42 sqm / 452 sqft
- One Bathroom
- Electric Heating
- Small Rear Garden
- Sorry, No Pets or Smokers



Energy Efficiency Rating	
	Current
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 <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.