



Bush & Co.



# 66 Hazelwood Close, Cambridge - £1,700 PCM

A spacious three bedroom mid terraced house (1061 sqft) with a brick built garden room located just off Histon Road providing good access to the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14, A10 and M11. The house has recently been redecorated, new laminate flooring laid on the ground floor and new carpets on the stairs, first floor landing and bedrooms.

## Entrance Hall

Front entrance hall with large storage cupboard (1.96 x 1.75m)

## Lounge/Diner

24'7" x 10'11" (7.51 x 3.35)  
Spacious lounge/diner with newly laid laminate flooring and access to sunny, brick built garden room

## Kitchen

9'3" x 9'1" (2.82 x 2.79)  
Fitted modern kitchen with electric hob and oven, fridge, freezer and space for washing machine (not supplied)

## Garden Room

10'7" x 9'0" (3.25 x 2.75)  
Rear brick built sunny garden room located off the living area with sliding door leading to enclosed rear garden

## Bedroom 1

17'1" x 9'0" (5.23 x 2.76)  
Large master double bedroom

## Bedroom 2

14'3" x 9'3" (4.36 x 2.84)  
Second double bedroom

## Bedroom 3

11'1" x 5'7" (3.40 x 1.71)  
Third good size single bedroom perfectly suited for an infant bedroom or study

## Bathroom

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

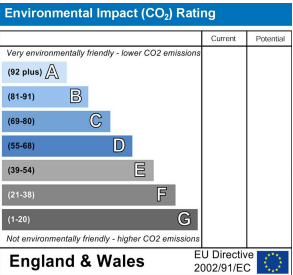
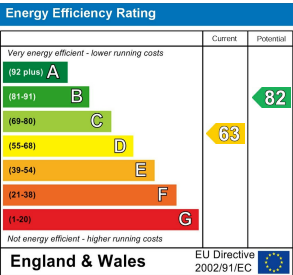
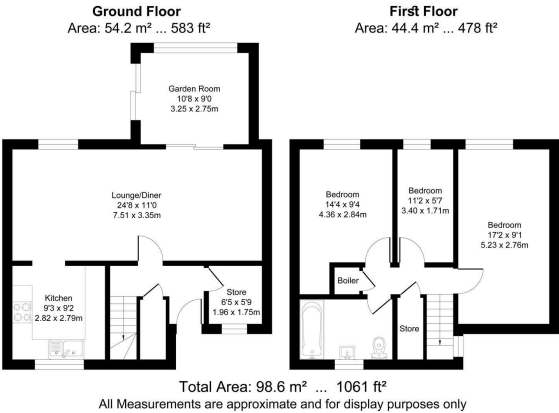
## Garden

Front garden laid to lawn and rear enclosed paved garden with rear access

## Key Information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1700 pcm (£392 pw)  
Deposit – £1961  
Available unfurnished 19th July  
Long term tenancy  
New double glazing units to be installed soon

- Three Bedroom House
- Mid Terrace
- Unfurnished
- 98.6 sqm / 1061 sqft
- Recently Renovated
- Double Glazing Units Soon To Be Installed
- Street Parking
- Rear Enclosed Garden
- Sorry, No Pets or Smokers
- Great Location



## 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.

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