



Rustat Avenue, Cambridge

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A four bedroom townhouse, within a short walk to Cambridge central train station and Mill Road. Ideally located for easy access to Addenbrookes Hospital and City Centre.

£2,400 pcm

Rustat Avenue, Cambridge,
CB1 3PF



This four-bedroom mid terraced townhouse with garage, is located just a couple of minute's walk from Cambridge central station and Mill Road.

The property comprises of an entrance hall with downstairs WC. The kitchen is to the left with a range of base and wall units along with integrated appliances which include fridge/freezer, gas hob, double oven and dishwasher. Further down the hall is access to the garage and the utility room which is home to the washing machine and single patio door access to the rear garden. The rear garden is all patio with double gated access for garage access and parking.

Rustat Avenue is a convenient residential area which lies between Mill Road, Hills Road and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds.

On the first floor there is a large L shaped living room with a balcony and the first of the four bedrooms which is a double with built in wardrobes and en-suite shower room. Up to the second floor and the master bedroom is to the front of the property with large built-in wardrobes and en-suite shower room. The final two rooms are at the rear of the property one double and one single with the family bathroom splitting them. The bathroom comes with a full suite including bath with shower over, WC and wash basin.

Unfurnished. Available 1 November 2025.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: Octopus Energy Ltd
Find my supplier suggest the gas is currently supplied by: Octopus Energy Ltd
Ofcom suggests the maximum broadband speed is: 1000mbps.
The long term flood risk for the property, can be found on GOV.UK







130sqm / 1408sqft

4 bed, 3.5 bath, 1 recep

Council tax band - E

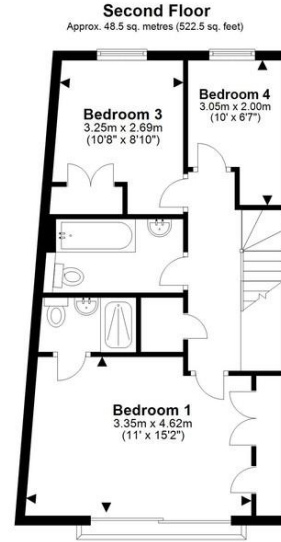
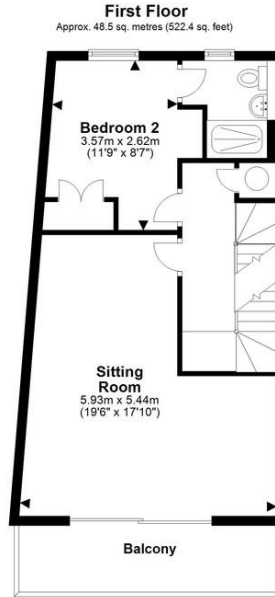
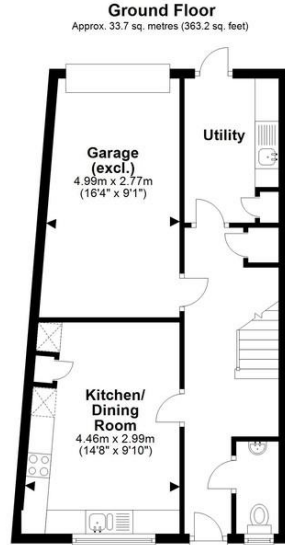
EPC - C / 77

Gas central heating

Garage

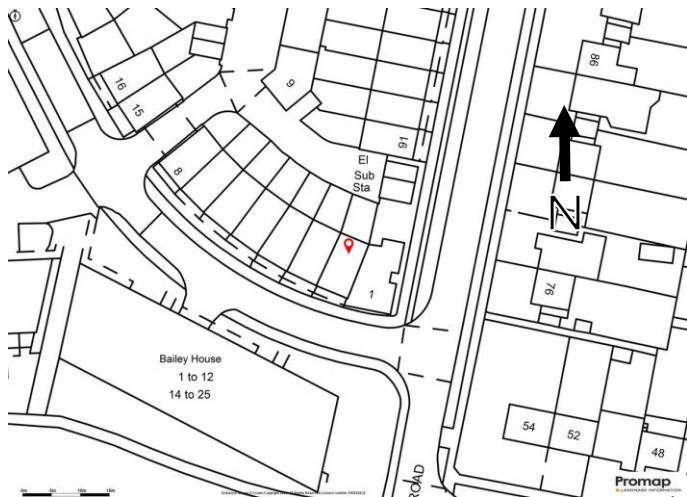
Unfurnished

Available November 2025



Total area: approx. 130.8 sq. metres (1408.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Rustat Avenue is a convenient residential area which lies between Mill Road, Hills Road and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds. Coleridge Recreation ground is just a few minutes walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities. Cambridge Leisure - a multi screen cinema and bowling alley complex has a number of well known restaurants and a popular live music/comedy venue, The Junction is within the immediate vicinity. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury's mini supermarkets. The railway station has mainline services into London's King's Cross and Liverpool Street stations from around 48 minutes. Reputable schooling in both the state and independent sectors for all age groups are within the city.

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