



Bush & Co.

34 Church Street, Saffron Walden - £1,350 PCM

This spacious three bedroom apartment is located in the charming village of Ickleton, providing good access to the Genome Centre, Babraham Research Park, popular surrounding villages and Cambridge City Centre. The village features a traditional pub, local shop, recreation ground and excellent transport links to the A505, M11 and the mainline train station at Whittlesford.

Entrance

Ground floor entrance hall with stairs leading you up to the spacious first floor apartment

Living Room

14'11" x 11'10" (4.57 x 3.61)

A bright front living room with a feature fireplace and large window allowing plenty of natural light

Dining Room

15'0" x 11'1" (4.59 x 3.39)

There is a dining room/additional reception room which could easily be utilised as a bedroom

Kitchen

10'0" x 8'4" (3.07 x 2.56)

A fully fitted kitchen with ample storage space and white goods included

Bedroom 1

12'8" x 8'6" (3.87 x 2.61)

A good sized double bedroom with a built in wardrobe

Bedroom 2 & 3

Two well proportioned double bedrooms featuring a mezzanine loft area, providing additional storage space

Bedroom 2: 3.06 x 2.94m

Bedroom 3: 2.97 x 2.95m

Bathroom

10'0" x 5'5" (3.07 x 1.67)

A bright and well presented bathroom comprising a bath with overhead shower, built in vanity storage unit with WC and hand basin and window providing natural light and ventilation

Key Information

EPC Rating – D

Council Tax Band – B (South Cambridgeshire Council)

Rent – £1350 pcm (£311 pw)

Deposit – £1557

Available unfurnished 15th August 2026

Long term tenancy

Street parking available

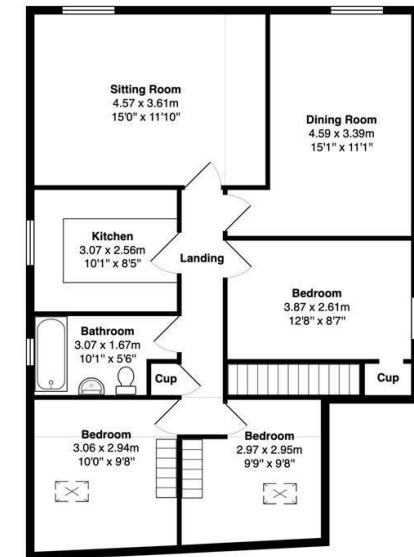
- Three Bedroom Apartment
- Unfurnished
- Well Proportioned Bedrooms
- Gas Central Heating
- Available August 2026
- Spacious & Bright Apartment
- 82 sqm / 891 sqft
- Good Access To Local Amenities
- Some Double Glazing
- Viewing Highly Recommended

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.



34, Church Street, Ickleton, CB10 1SL



Total Area: 82.8 m² ... 891 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	60
(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
Vary 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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