



Bush & Co.

26 Lucerne Close, Cherry Hinton - £1,600 PCM

This delightful two bedroom mid terrace house is located in the desirable area of Cherry Hinton, which offers a variety of local amenities, including shops, parks, and schools, all within easy reach. Additionally the property provides good access to Addenbrooke's Hospital, ARM and the City Centre.

Entrance Hallway

Kitchen

10'0" x 5'8" (3.07 x 1.74)
A modern fitted kitchen with fridge freezer, gas hob and electric oven with extractor fan and washing machine

Living Room

13'4" x 11'11" (4.07 x 3.64)
Rear spacious living room with wood laminate flooring and patio doors to garden

Bedroom 1

11'11" x 8'7" (3.64 x 2.62)
Rear double bedroom

Bedroom 2

11'11" x 7'10" (3.65 x 2.40)
Front double bedroom with large storage cupboard

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.

Bathroom

6'7" x 5'6" (2.03 x 1.68)
First floor fitted bathroom with shower over bath, WC and hand basin with storage, mirrored cabinet and heated towel rail

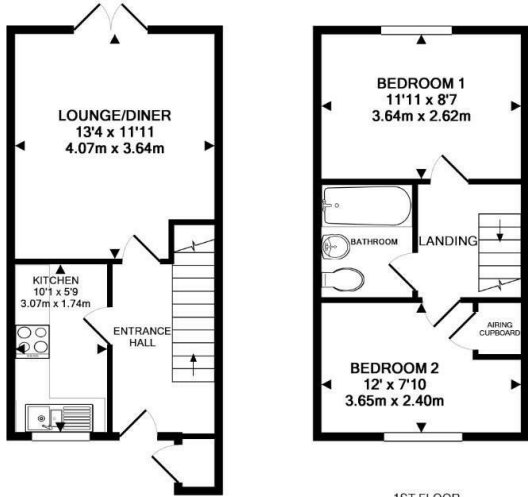
Garden & Parking

Rear enclosed garden and allocated parking for one car

Key information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished 7th August 2026
Long term tenancy

- Two Bedroom House
 - Unfurnished
 - Double Glazing
 - Rear Enclosed Garden
 - Desirable Location
- Mid Terrace
 - Gas Central Heating
 - 52.8 sqm / 568 sqft
 - Allocated Parking For One Car
 - Close To Many Local Amenities



GROUND FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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