



Bush & Co.

169 Histon Road, Cambridge - £1,250 PCM

A spacious and bright detached conversion studio hidden away in a very private location North of the city just off Histon Road which offers easy access to the A14 and M11, Cambridge North Train Station, the Science and Business Parks and Cambridge City Centre. There are also many shops, cafes and local amenities that are within walking distance.

The generously sized accommodation of 805 sqft benefits from having a fitted kitchen with an electric cooker, fridge and washing machine. The kitchen then welcomes you into the comfortable living/dining area with large full length windows flooding the room with natural light and sliding doors leading out to the enclosed rear paved garden.

There is a very useful room divider which leads you through to the double bedroom area separating the bedroom from the living space, creating more privacy and making the property feel more like a one

bedroom apartment than a traditional studio.

The spacious bathroom offers a bath with separate shower cubicle, plenty of storage and an extractor fan and window to maximise ventilation.

Key Information

EPC Rating – E

Council Tax Band – D (Cambridge City Council)

Rent – £1250 pcm (£288 pw)

Deposit – £1442

Available unfurnished 15th August 2026

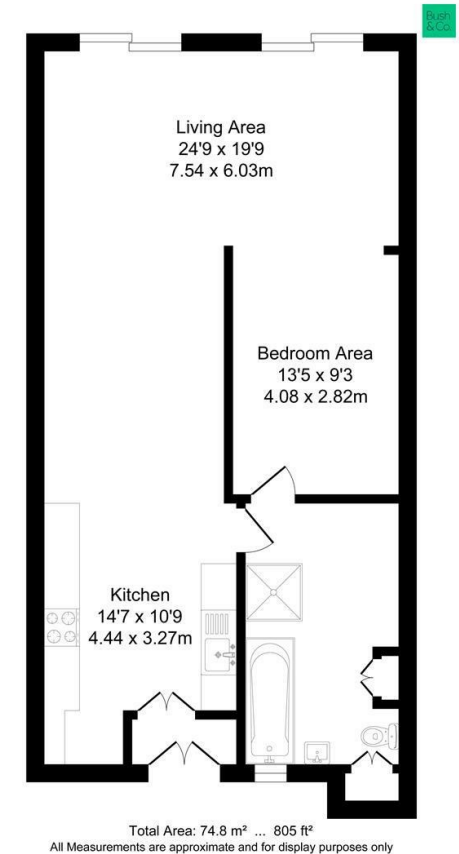
Long term tenancy

Street parking available on neighbouring streets

- Large Studio
- 74.8 sqm / 805 sqft
- Spacious Bathroom with Bath and Shower
- Electric Heating
- Close To Many Local Amenities
- Unfurnished
- Small Enclosed Garden
- Street Parking Available on Neighbouring Streets
- Double Glazed

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.



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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