

Bush & Co.

296 Coldhams Lane, Cambridge - £1,850 PCM

A well presented detached three bedroom family house with garage and driveway parking providing easy access to Cambridge City Centre, the main line train station and within walking distance of local gyms, supermarkets and the Retail Park/Beehive Centre with its variety of many cafes, shops and local amenities.

Entrance Hallway

Kitchen
9'7" x 6'9" (2.94 x 2.06)
Kitchen with dining area supplied with gas hob and electric oven, fridge-freezer and washing machine

Conservatory
9'11" x 8'10" (3.03 x 2.71)
Rear conservatory area with patio doors opening to the long sunny garden

Dining/Living Room
Dining area with tiled flooring leading through to the living room

Dining Area - 3.90 x 2.10m
Living Area - 4.09 x 3.52m

Dining Area
12'9" x 6'10" (3.90 x 2.10)
Dining area with tiled flooring

Bedroom 1
12'11" x 8'6" (3.94 x 2.61)
Front first floor double bedroom

Bedroom 2
11'6" x 9'10" (3.51 x 3.01)
Rear first floor double bedroom

Bedroom 3
8'4" x 6'9" (2.55 x 2.08)
Third single bedroom

Shower Room
Modern first floor shower room with heated towel rail

Garden and Parking
Large enclosed rear garden and single garage with driveway parking for two cars

Key information
EPC Rating – D
Council Tax Band – D (Cambridge City Council)
Rent – £1850 pcm (£426 pw)
Deposit – £2134
Available unfurnished 16th January 2027
Long term tenancy
Available to families, professional couples and maximum 2 sharers

- Detached Three Bedroom House
- Unfurnished Property
- Double Glazing
- Garage and Driveway Parking
- Gas Central Heating
- Rear Enclosed Garden
- 71 sqm / 765 sqft











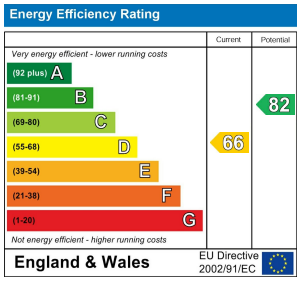

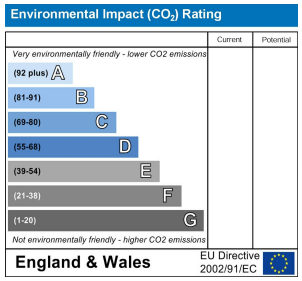

IMPORTANT NOTICE

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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