



Bush & Co.

2 Belgrave Road, Cambridge - £2,200 PCM

A delightful three bedroom end of terrace Victorian house on Belgrave Road which is conveniently located within walking distance of many shops, cafes and local amenities and with good access to the mainline railway station, Addenbrookes Hospital and the City Centre.

Living/Dining Room

22'6" x 11'2" (6.87 x 3.41)

Spacious open plan living/dining room with wooden flooring, under stairs cupboard and useful shelving

Kitchen

13'8" x 7'10" (4.18 x 2.41)

Rear fitted kitchen with patio doors leading to the rear enclosed garden. The kitchen is equipped with a butlers sink, dishwasher, fridge freezer, washing machine and gas hob with electric oven and extractor hood

Bedroom 1

14'5" x 11'0" (4.41 x 3.37)

Front principle bedroom with fitted wardrobes and two large sash windows adding lots of natural light

Bedroom 2

11'0" x 9'1" (3.36 x 2.79)

Second double bedroom with hand basin

Bedroom 3

7'11" x 6'8" (2.42 x 2.05)

Rear single bedroom which is perfectly suited for a study/office

Bathroom

First floor bathroom with shower over bath, WC, hand basin, mirrored cabinet and heated towel rail

Garden & Parking

Enclosed rear garden with good sized shed and side access

Street parking available (permit not required)

Key Information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £2200 pcm (£507 pw)

Deposit – £2538

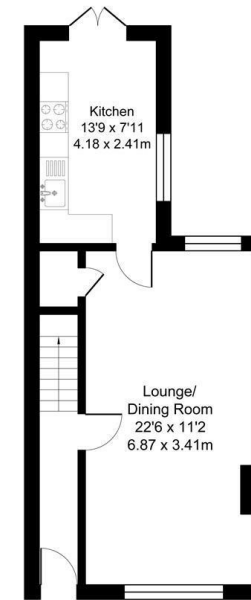
Available unfurnished now

Long term tenancy

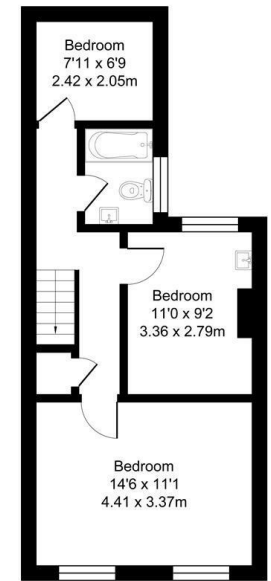
- End of Terrace Victorian House
- Open Plan Living/Dining Room
- Enclosed Garden With Side Access
- Unfurnished
- 80.9 sqm / 871 sqft
- Three Bedrooms
- Rear Fitted Kitchen
- Street Parking Available (Permit Not Required)
- White Goods Included
- Double Glazing & Gas Central Heating



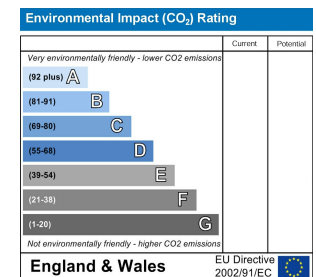
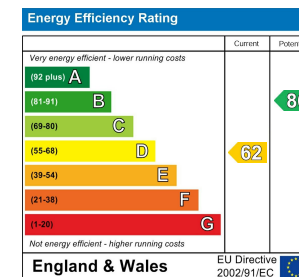
Ground Floor
Area: 40.6 m² ... 437 ft²



First Floor
Area: 40.3 m² ... 434 ft²



Total Area: 80.9 m² ... 871 ft²
All Measurements are approximate and for display purposes only



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.

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