



Bush & Co.

# 17 Railway Street, Cambridge - £1,450 PCM

A smartly presented two double bedroom terraced house in a quiet walkway just off Cherry Hinton High Street with its variety of shops and amenities and offering quick access to the city centre, Addenbrookes Hospital, Arm Ltd and the A14.

## Living Room

10'9" x 11'6" (3.30 x 3.52)

Front living room with feature electric fire

## Dining Room

10'9" x 9'0" (3.28 x 2.76)

Rear dining room

## Kitchen

8'7" x 7'11" max (2.64 x 2.42 max)

Rear kitchen fitted with gas hob and electric oven, fridge freezer and washing machine

Back door to the garden

## Bathroom

Downstairs rear bathroom with shower over the bath and combi boiler

## Bedroom 1

9'4" x 7'7" (2.86 x 2.33m)

Front double bedroom with fitted wardrobe and carpet

## Bedroom 2

10'10" x 9'1" (3.32 x 2.79m)

Rear double bedroom with fitted wardrobe

## 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.

## Single Garage and Parking Space

Single garage with electric and parking space in front of the garage

## Rear Garden

Long rear garden with lawn and shrubs  
Pedestrian right of way along the back of the terrace

## Front Garden

Front garden laid to lawn and accessible via a pedestrian walkway

## Key Information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

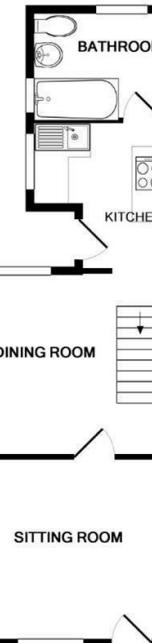
Rent – £1450 pcm (£334 pw)

Deposit – £1673

Available unfurnished 13th March 2026

Long term tenancy

- Victorian House
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Single Garage
- Long Rear Garden
- Quiet Pedestrian Walkway
- Regret No Pets
- 56.5 sqm / 608 sqft
- Village Centre Location



GROUND FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	87
(69-80) C	63
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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