



Bush & Co.

9 Brookfields, Cambridge - £1,700 PCM

A delightful two double bedroom Victorian mid terrace house located on vibrant Mill Road, within walking distance of a wide variety of shops and local amenities, the mainline railway station, the City Centre and Addenbrookes hospital.

Entrance Hallway

Living Room

11'7" x 11'7" (3.54 x 3.54)
Front living room with bay window and laminate flooring

Dining Room

9'8" x 9'0" (2.95 x 2.75)
Dining room with fridge freezer leading to rear fitted kitchen

Kitchen

12'11" x 5'9" (3.96 x 1.77)
Fitted kitchen with gas cooker and washing machine and with back door leading to rear enclosed garden

Bedroom 1

10'9" x 9'3" (3.30 x 2.84)
Front double bedroom with wardrobe and chest of drawers

Bedroom 2

9'8" x 8'11" (2.97 x 2.72)
Rear double bedroom with wardrobe

Bathroom

First floor bathroom with shower over bath

Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 28th March 2026
Long term tenancy

- Two Bedroom
- Small Enclosed Garden
- Sorry, No Smokers
- One Bathroom
- Gas Central Heating
- 76 sqm / 819 sqft
- Two Reception Rooms
- Street Parking
- Unfurnished

IMPORTANT NOTICE

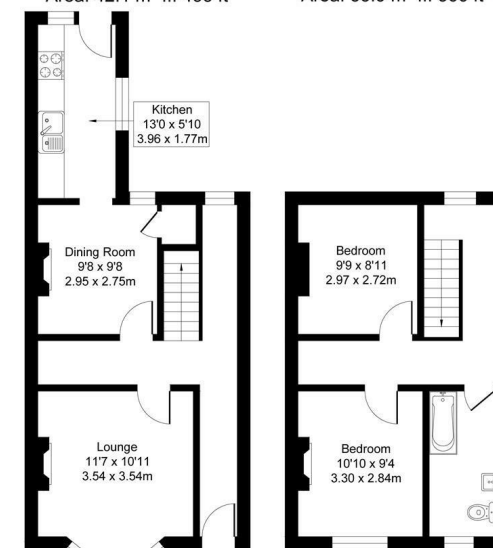
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



9 Brookfields. Cambridge

Ground Floor
Area: 42.1 m² ... 453 ft²

First Floor
Area: 33.9 m² ... 366 ft²



Total Area: 76.0 m² ... 819 ft²
All Measurements are approximate and for display purposes only

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	

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk