



Bush & Co.

69 Fulbourn Road, Cambridge - £1,700 PCM

A delightful two bedroom Edwardian terraced house located on Fulbourn Road, with quick and easy access to Addenbrookes Hospital, the City Centre and many shops and local amenities of Cherry Hinton, including large supermarket.

Living Room

12'7" x 12'4" (3.86 x 3.78)
Front sitting room with decorative fire place (not in use)

Dining Room

12'7" x 10'4" (3.86 x 3.16)
Separate dining room leading to rear kitchen

Kitchen

10'9" x 8'6" (3.30 x 2.61)
Rear fitted kitchen with gas hob and electric oven with extractor hood, fridge freezer, washing machine and dishwasher

Bedroom 1

12'8" x 12'4" (3.88 x 3.78)
Spacious front double bedroom

Bedroom 2

10'4" x 9'6" (3.17 x 2.91)
Second double bedroom

Bathroom

Extremely spacious first floor

bathroom with bath and separate shower cubicle, WC and double hand basin

Garden and Parking

Large rear garden with garden studio and off street parking

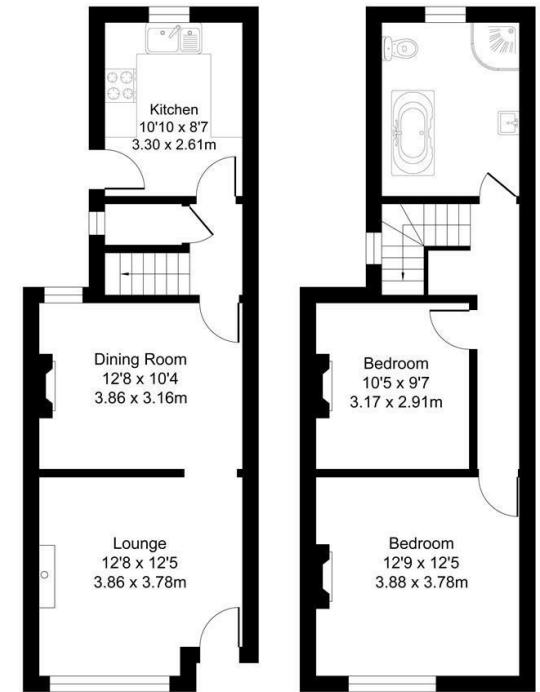
Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 7th March 2026
Long term tenancy
All fire places are for decorative use only

- Two Double Bedrooms
- Double Glazed
- Gas Central Heating
- Off Street Parking Available
- Pets Considered
- Two Reception Rooms
- Unfurnished Property
- Rear Garden With Garden Studio
- Sorry, No Smokers
- 81.8 sqm / 881 sqft



69 Fulbourn Road, Cambridge
Ground Floor Area: 40.8 m² ... 439 ft²
First Floor Area: 41.0 m² ... 442 ft²



Total Area: 81.8 m² ... 881 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		
EU Directive 2002/91/EC		79
England & Wales		60

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		

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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