



Bush & Co.



## 48 Suez Road, Cambridge - £1,795 PCM

A recently refurbished two bedroom Victorian Terrace house located just off Mill Road within walking distance of a wide variety of shops and local amenities and with quick access to the City Centre, mainline Train Station and Addenbrookes hospital. There is an additional room located on the ground floor which is perfectly suited for a study/office area.

## Living Room

13'0" x 14'0" (3.97 x 4.28)

Spacious living/dining room with newly laid carpets

## Study

7'2" x 8'11" (2.20 x 2.72)

Ground floor additional room which is perfectly suited for a study/office area

## Kitchen

7'10" x 11'8" (2.41 x 3.56)

Rear kitchen with back door leading to external lean-to and garden. The kitchen is equipped with gas hob, electric oven, washing machine and free standing fridge freezer.

### Bedroom 1

13'0" x 9'11" (3.97 x 3.03)

Front double bedroom with two windows adding lots of natural light and storage cupboard

## 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.

## Bedroom 2

7'5" x 12'7" (2.28 x 3.86)

### Second double bedroom

## Bathroom

Spacious newly installed first floor bathroom with bath, large shower enclosure, WC, hand basin and cupboard

## Parking & Garden

On street parking available (permit not required) and rear enclosed garden with rear access

## Key Information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1795 pcm (£414 pw)

Deposit – £2071

Available unfurnished now

## Long term tenancy

- Mid-Terraced House
- Additional Study Room
- Gas Central Heating
- Rear Enclosed Garden
- Sorry, No Pets or Smokers
- Two Bedrooms
- Double Glazed
- Recently Refurbished
- Street Parking Available
- Excellent Location

