



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

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

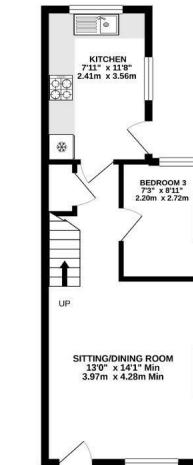
Long term tenancy

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



GROUND FLOOR

362 sq ft. (33.5 sq.m.) approx.



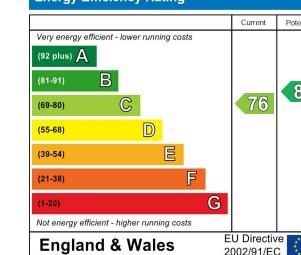
1ST FLOOR

363 sq ft. (33.5 sq.m.) approx.

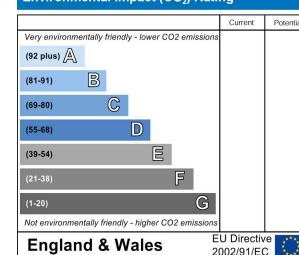


TOTAL FLOOR AREA: 725 sq ft. (67.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans, measurements of rooms, windows, radiators and other items are approximate and the responsibility lies with the vendor or lessor to ensure their accuracy. The floor plans are for general perspective purposes only and should not be relied on for planning purposes. The dimensions shown are approximate and may not be exact.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

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