



Bush & Co.

38 Park Road, Sawston - £1,100 PCM

A well presented one bedroom mid terrace house in the popular village of Sawston with its many shops and amenities, offering good access to Addenbrookes Hospital and Cambridge City centre, A11 and M11 and mainline stations at Great Shelford and Whittlesford.

### Entrance Hall

### Kitchen

7'8" x 7'4" (2.36 x 2.25m)  
Front kitchen fitted with fridge, washing machine and electric cooker

### Living Room

10'11" x 16'0" (3.35 x 4.90m)  
Spacious living room with laminate flooring and patio door to the garden

### Bedroom

10'11" x 10'7" (3.35 x 3.25m)  
Double gallery bedroom with fitted wardrobe

### Shower Room

Shower Room with electric shower

### Single Garage

Single garage in a bloc nearby

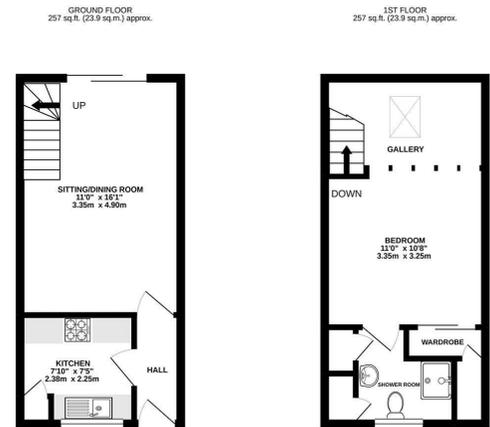
### IMPORTANT NOTICE

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.

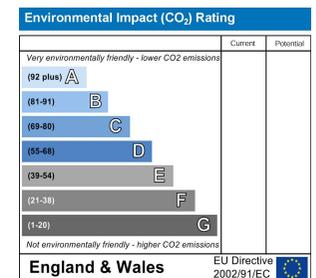
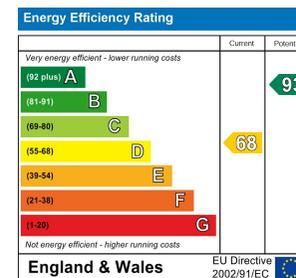
### Key information

EPC Rating – D  
Council Tax Band – C (South Cambridgeshire Council)  
Rent – £1100 pcm (£253 pw)  
Deposit – £1269  
Available unfurnished 2nd March 2026  
Long term tenancy

- Unfurnished
- Newly One Bedroom Redecorated House
- Electric Heating and Double Glazing
- Enclosed Rear Garden
- Garage Parking
- Sorry, No Pets Allowed
- Sorry, No Smokers



TOTAL FLOOR AREA: 515 sq ft (47.8 sqm) approx.  
Measurements are taken from the face of the walls and are approximate. Measurements are taken from the face of the walls and are approximate. Measurements are taken from the face of the walls and are approximate. Measurements are taken from the face of the walls and are approximate.



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