

Bush & Co.

5 Comfrey Court, Cambridge - £2,000 Per Month

A superb unfurnished four bedroom, semi detached family house within easy walking distance to ARM Holdings and the many amenities of Cherry Hinton High Street and with good access to Addenbrooke`s Hospital and The Biomedical Campus. Offering a good transport network to the City Centre, popular local schools and major road links including the A14 and M11

Entrance Hall
Hallway with wood flooring
Understairs cupboard

Kitchen
10'2" x 8'10" m (3.12 x 2.70 m)
Modern fitted kitchen with electric oven and hob, fridge freezer, dishwasher and washing machine
Wood laminate flooring

Living Room
19'1" x 10'6" (5.84 x 3.22)
Bright and spacious living room with patio door opening to the garden and wood flooring

Dining Room
10'2" x 9'10" (3.12 x 3.02)
Front facing room with wood flooring and bay window

Downstairs Cloakroom

Bedroom 1
11'9" x 10'8" (3.59 x 3.26)
Double bedroom with wood flooring and ensuite shower

Ensuite Shower Room
Shower room with electric shower

Bedroom 2
10'2" x 9'1" (3.12 x 2.79)
Double bedroom with small bay window
Wood flooring

Bedroom 3
10'7" x 7'1" (3.23 x 2.16)
Single bedroom Wood flooring

Bedroom 4
9'7" x 7'2" m (2.94 x 2.20 m)
Single bedroom
Wood flooring

Front garden with parking for one car

Rear garden
Rear garden mainly laid to lawn

Single Garage
Single detached garage with up and over door

Key Information
EPC Rating – D
Council Tax Band – E
Rent – £2000 pcm (£461 pw)
Deposit – £2307
Available unfurnished now
Long term tenancy

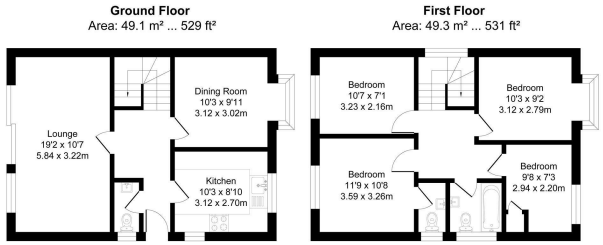
- Four Bedroom Unfurnished Family House
- Gas central heating and double glazing
- Detached single garage
- Good sized rear garden
- Regret no smoking
- Close to supermarket, shops and amenities
- Wood floors throughout (except stairs)
- Driveway parking
- Not available to share groups greater than 2 adults



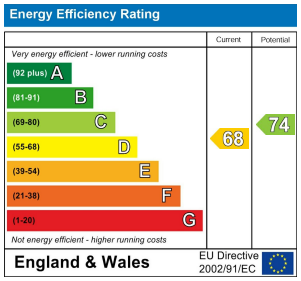


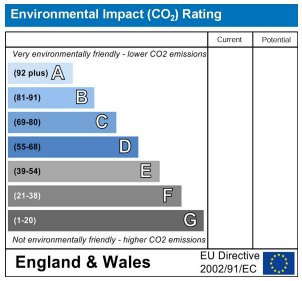






Total Area: 98.4 m² ... 1060 ft²
All Measurements are approximate and for display purposes only





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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