



Bush & Co.

279 Newmarket Road, Cambridge - £1,450 PCM

A well presented two bedroom terraced house located on Newmarket Road with good access to the City Centre, mainline train station and A14/M11 and within walking distance of large supermarket, Beehive Centre and many shops, cafes and local amenities.

### Living/Dining Room

11'9" x 19'3" (3.60 x 5.88)  
Large living/dining room with access to downstairs bathroom, kitchen and stairs to first floor

### Bathroom

4'5" x 9'1" (1.37 x 2.78)  
Ground floor bathroom with shower over bath

### Kitchen

9'1" x 5'10" (2.79 x 1.80)  
Rear kitchen with gas hob and electric oven, washing machine and fridge freezer  
Back door leading to small enclosed patio garden

### Bedroom 1

12'0" x 11'4" (3.68 x 3.46)  
Front double bedroom

### 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.

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

### Bedroom 2

8'10" x 7'3" (2.70 x 2.21)  
Rear second bedroom

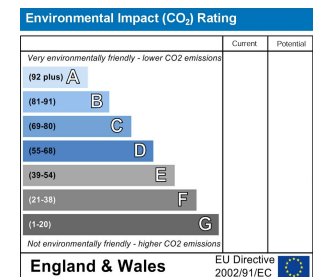
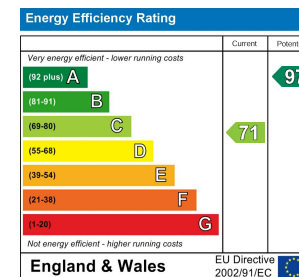
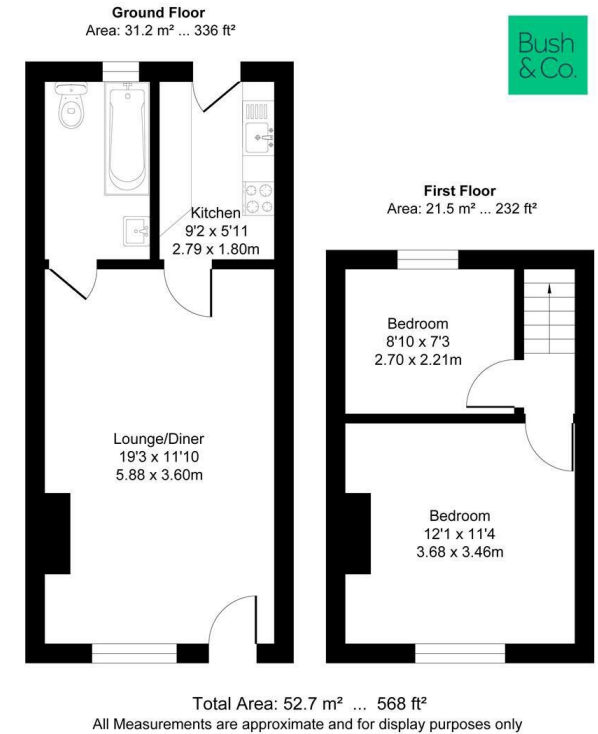
### Garden & Parking

Rear enclosed patio garden and allocated parking for one car

### Key information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished now!  
Long term tenancy

- Two Bedroom House
- Unfurnished
- Parking Available For One Car
- Small Patio Garden
- One Reception Room
- 52.7 sqm / 568 sqft
- Ground Floor Bathroom
- Double Glazing
- Gas Central Heating
- Central Location Close To Many Amenities



Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk