



Bush & Co.

135 Mill Road, Cambridge - £2,200 Per Month

A spacious four bedroom house, ideally located on vibrant Mill Road with its many shops, cafes and local amenities and within walking distance of the mainline Train Station, the City Centre and providing good access to Addenbrookes Hospital. The house is available unfurnished to a family or to a share group (maximum 4) who must all know each other.

Entrance hall

Living Room

13'5" x 11'6" m (4.09 x 3.51 m)
Living room at rear of the house
Understairs cupboard

Kitchen

9'4" x 7'9" (2.85 x 2.37)
Modern fitted kitchen with plenty of cupboards, new electric cooker, washing machine and fridge and freezer

Shower Room

Rear downstairs shower room

Bedroom 1

9'6" x 9'6" (2.90 x 2.91)
Front downstairs double bedroom

Bedroom 2

13'4" x 11'1" (4.07 x 3.38)
Good sized first floor front double bedroom

Bedroom 3

11'11" x 6'6", 98'5" (3.64 x 2.30)
Smaller double bedroom

Bedroom 4

13'5" x 7'9" (4.10 x 2.37)
Rear double bedroom
Cupboard housing water tank

Rear Garden

Good sized enclosed rear garden mainly lawn

Key Information

EPC Rating – D
Council Tax Band – C
Rent – £2200 pcm (£507 pw)
Deposit – £2538
Available unfurnished
Long term tenancy

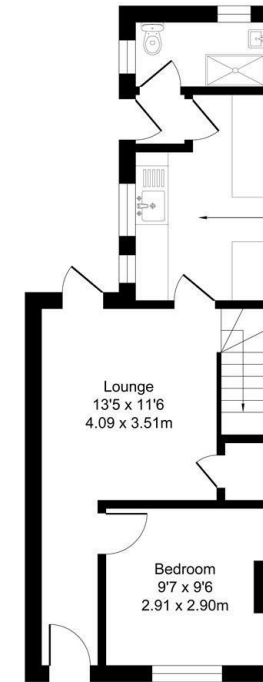
- Four Bedroom House
- Gas Central Heating and Double Glazing
- New Kitchen Appliances
- A short walk to Anglia Ruskin University
- Walking distance to the mainline station
- Available to Families and Share Groups (max 4 sharers)
- Enclosed rear garden

IMPORTANT NOTICE

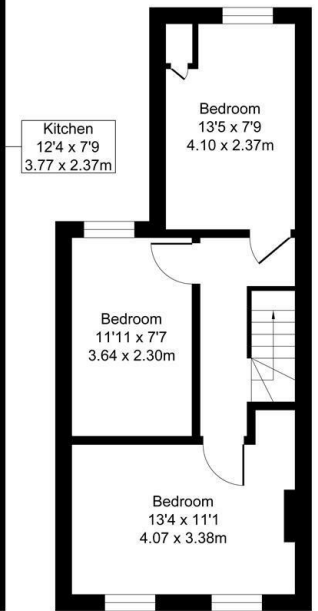
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

Lettings Office:
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01223 508085 lettings@bushandco.co.uk

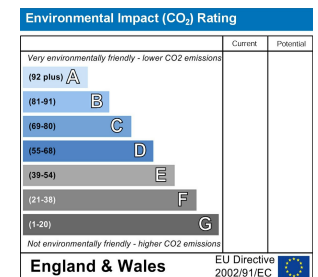
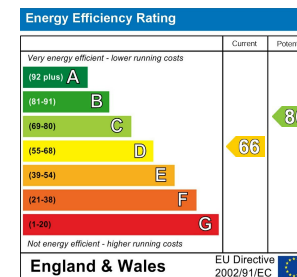
Ground Floor
Area: 37.9 m² ... 409 ft²



First Floor
Area: 36.3 m² ... 391 ft²



Total Area: 74.2 m² ... 800 ft²
All Measurements are approximate and for display purposes only



Sales Office:
169 Mill Road, Cambridge CB1 3AN
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