



Bush & Co.

## 22 Malta View, Cambridge - £1,950 PCM

A modern four bedroom townhouse which is well proportioned over three floors located off Mill Road in popular Romsey Town with its wide variety of shops, cafes and local amenities and within walking distance of the mainline Train Station and the City Centre.

### Entrance Hall

Entrance hall with downstairs WC

### Kitchen

14'7" x 6'2" (4.47 x 1.88)  
Fully fitted and equipped kitchen with gas hob, electric oven, fridge freezer, dishwasher and washer dryer.

### Living Room

16'0" x 13'3" (4.88 x 4.04)  
Spacious rear living room with laminate flooring and doors to patio garden

### Bedroom 1

13'3" x 11'10" (4.04 x 3.63)  
First floor rear master bedroom with en-suite shower room

### Bedroom 2

13'3" x 8'9" (4.04 x 2.68)  
First floor front double bedroom

### Bathroom

First floor family bathroom with shower over bath, WC and hand basin

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

### Bedroom 3

13'2" x 12'9" (4.02 x 3.90)  
Second floor rear bedroom

### Bedroom 4

13'2" x 11'6" (4.02 x 3.51)  
Second floor front bedroom

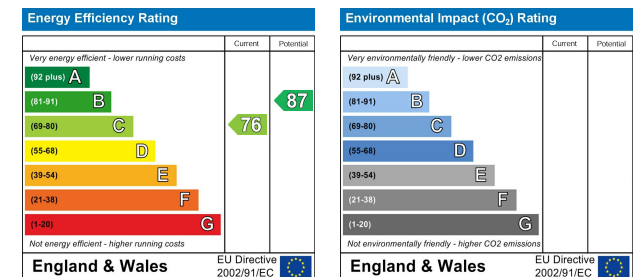
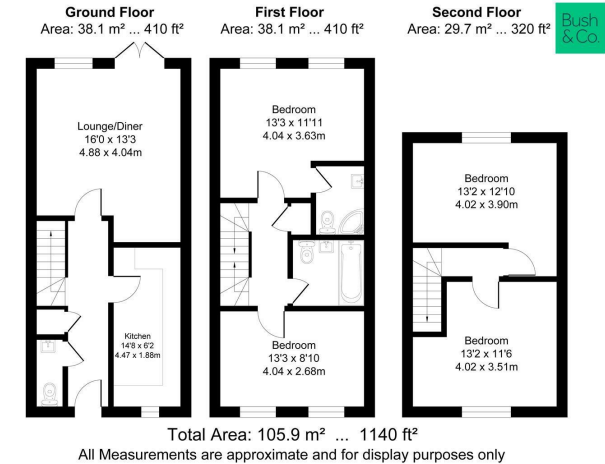
### Garden and Parking

Rear enclosed paved garden and off road parking with bin store

### Key Information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1950 pcm (£450 pw)  
Deposit – £2250  
Available unfurnished now  
Long term tenancy  
Pets Considered  
Regret not available to share groups of more than two

- Four Bedroom Town House
- Arranged Over Three Floors
- Unfurnished
- Gas Central Heating
- Double Glazing
- Two Bathrooms & Ground Floor WC
- Driveway Parking Available
- Pets Considered
- Perfect Family Home
- 105.9 sqm / 1140 sqft



Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
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