



Bush & Co.

14 St. Philips Road, Cambridge - £1,900 PCM

A delightful, extended two bedroom mid terrace family house a few minutes from vibrant Mill Road with its wide choice of shops, cafes, restaurants and local amenities, within walking distance of the mainline train station and the City Centre.

Kitchen/Dining Room

16'1" x 14'0" (4.91 x 4.29)

Rear kitchen fitted with 5 ring gas hob, electric oven, washer-drier, fridge-freezer and plumbing for slimline dishwasher

Opening to L shaped dining room with laminate floor, skylight and French doors to the garden

Downstairs Bathroom

Ground floor stylish bathroom with shower over the bath

Living Room

10'11" x 10'9" (3.33 x 3.30)

Front living room with laminate flooring and bay window

Bedroom 1

16'11" x 10'10" (5.17 x 3.32)

Front double bedroom with wardrobe

Bedroom 2

16'11" x 10'10" (5.17 x 3.32)

Rear double bedroom with wardrobe

Shower Room

First floor shower room with shower enclosure, WC, hand basin and heated towel rail

Garden and Parking

Long garden mostly laid to lawn with shed and street parking available (no permit required)

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1900 pcm (£438 pw)

Deposit – £2192

Available unfurnished 16th November 2026

Long term tenancy

- Skillfully Extended House
- Two Reception Rooms
- Good Size Garden
- Double Glazing
- Street Parking (No Permit Required)
- Two Double Bedrooms
- Ground Floor Bathroom and First Floor Shower Room
- Gas Central Heating
- 88.6 sqm / 953 sqft
- Great Access To Mainline Train Station and City Centre

IMPORTANT NOTICE

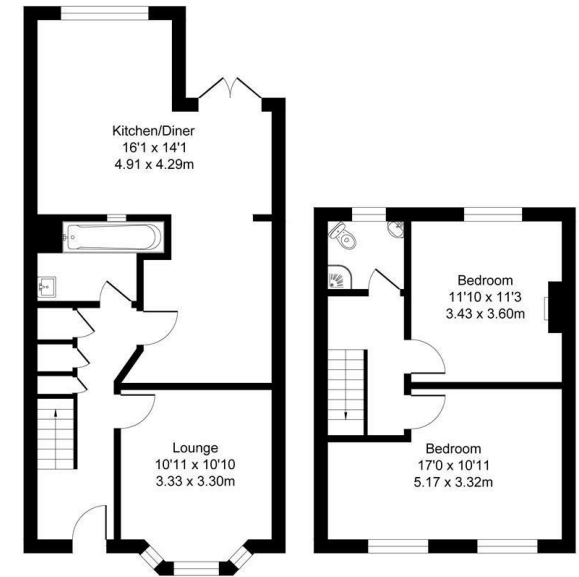
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

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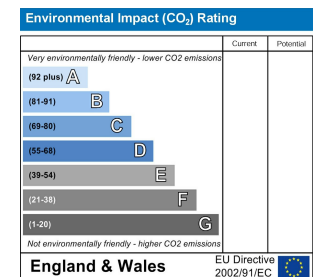
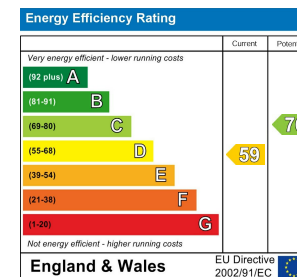
Ground Floor
Area: 52.9 m² ... 569 ft²

First Floor
Area: 35.7 m² ... 384 ft²



Total Area: 88.6 m² ... 953 ft²

All Measurements are approximate and for display purposes only



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