



Bush & Co.

25 Janes Court, Cambridge - £2,900 PCM

An extremely spacious and spectacular four bedroom family home arranged over three floors, measuring 1554 sqft, located conveniently just off vibrant Mill Road with easy access to Addenbrookes Hospital and the A14 and within walking distance of the mainline railway station, the City Centre and a variety of many shops, cafes and local amenities.

Entrance Hall

Kitchen/Dining Room

11'8" x 11'6" (3.58 x 3.51)
Stylish kitchen/dining room fitted with electric induction hob, electric double oven, microwave, fridge-freezer, washing machine and dishwasher

Living Room

18'10" x 11'1" (5.75 x 3.40)
Rear spacious living room with wood flooring and French doors to the enclosed garden

WC

Downstairs WC and cloakroom

Bedroom 2

11'11" x 10'7" (3.65 x 3.23)
First floor front double bedroom with built in wardrobe and ensuite shower room

Bedroom 3

10'9" x 9'2" (3.29 x 2.81)
First floor rear second double bedroom

Bedroom 4

9'2" x 7'8" (2.81 x 2.36)
First floor good sized single 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

Bathroom

Large family bathroom with shower over the bath, WC, hand basin and heated towel rail

Bedroom 1

16'4" x 15'9" (4.99 x 4.81)
Second floor superb master bedroom with Juliet balcony, ensuite shower room and extensive walk in wardrobe storage area (5.75 x 1.78)

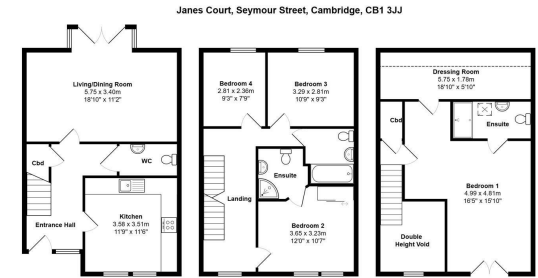
Garden and Parking

There is a delightful paved patio garden with brick shed and rear access with driveway parking for one vehicle

Key information

EPC Rating – B
Council Tax Band – E (Cambridge City Council)
Rent – £2900 pcm (£669 pw)
Deposit – £3346
Available unfurnished 27th June 2026
Long term tenancy
Regret not available to share groups of more than 2

- Spacious and Stylish House
- Unfurnished
- Fully Double Glazed
- Rear Garden with Patio
- 144.4 sqm / 1554 sqft
- Four Bedrooms
- Gas Central Heating
- Superb Location
- Driveway Parking Available



Total Area: 144.4 m² ... 1554 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesjharton.co.uk

Energy Efficiency Rating	
Current	Potential
81	89

Energy Efficiency Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Environmental Impact (CO₂) Rating scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).
EU Directive 2002/91/EC

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