



Bush & Co.



# 112 Mowbray Road, Cambridge - £1,995 PCM

A well presented three bedroom Semi-Detached family house ideally located within walking distance of Addenbrookes Hospital and within easy reach of many shops and local amenities, the mainline Train Station and the City Centre. The property has recently had a new boiler and kitchen installed.

## Living Room

16'4" x 10'4" (4.99 x 3.17)  
Rear living room with wood flooring and patio door to the garden

## Dining Room

11'5" x 10'11" (3.48 x 3.33)  
Front dining room with bay window and wood flooring

## Kitchen

13'3" x 6'5" (4.06 x 1.96)  
Newly installed rear kitchen with electric hob and oven, extractor hood, fridge freezer and washing machine

## Bedroom 1

11'3" x 10'11" (3.45 x 3.35)  
Spacious front double bedroom with bay window

## Bedroom 2

11'10" x 10'4" (3.62 x 3.15)  
Rear double bedroom with built in cupboards

## Bedroom 3

8'9" x 6'5" (2.68 x 1.96)  
Rear 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.

## Shower Room

Modern tiled shower room with shower enclosure, WC, hand basin and heated towel rail

## Garden and Parking

Sunny rear garden (Garage not included) and driveway parking available

## Key information

EPC Rating – E  
Council Tax Band – D (Cambridge City Council)  
Rent – £1995 pcm (£460 pw)  
Deposit – £2301  
Available furnished 17th January 2026  
Long term tenancy  
Suitable for families or share groups of no more than two

- Semi-Detached House
- Furnished
- Double Glazing
- 83.2 sqm / 898 sqft
- Sorry, No Pets Or Smokers
- Three Bedrooms
- Gas Central Heating
- Rear Garden
- Driveway parking (Garage not included)
- New Kitchen Installed

