



Bush & Co.



## 98 Cromwell Road, Cambridge - £1,650 PCM

A recently refurbished two bedroom end of terrace house with driveway parking located on Cromwell Road which offers easy access to the mainline Train Station, Addenbrookes Hospital and the City Centre. It is also within walking distance of the Beehive Centre and Retail Park with many shops and local amenities.

### Living Room

12'10" x 10'6" (3.92 x 3.22)

Front living room with old Victorian fire place which is for decorative use only

### Dining Room

13'5" x 8'10" (4.10 x 2.71)

The living room leads you into the second reception room which is perfectly suited as a dining room

### Kitchen

16'5" x 4'11" (5.01 x 1.51)

Rear fitted kitchen with back door leading to garden. The kitchen is fully equipped with gas cooker, under counter fridge and freezer, washing machine and dishwasher

### Bedroom 1

13'9" x 11'3" (4.21 x 3.45)

Front spacious double bedroom with old Victorian fire place which is for decorative use only

### Bedroom 2

8'4" x 7'8" (2.55 x 2.34)

Rear second bedroom/study

### Shower Room

Modern first floor shower room with electric shower, WC, hand basin and storage cupboard housing the boiler

### Garden & Parking

Large rear garden with shed and side access to the front of the house and driveway parking for one car

### Key Information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1650 pcm (£380 pw)

Deposit – £1903

Available unfurnished now

Long term tenancy

- Two Bedroom House
- Gas Central Heating
- 61.4 sqm / 661 sqft
- Driveway Parking Available
- Recently Refurbished
- Unfurnished
- Fully Double Glazed
- Large Garden
- Two Reception Rooms
- Available Now!

### 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.

