



Bush & Co.

## 20 Winfold Road, Cambridge - £1,350 PCM

A very well presented 2/3 bedroom modern terraced house in the popular village of Waterbeach with railway station, primary school, and a variety of local shops and amenities, Offering quick access to the Science and Business Parks, A14, A10 and Cambridge centre.

### Entrance Hall

### Kitchen/Living Room

26'3" x 14'4" (8.00m x 4.37m )  
Sunny, open plan living room with wood flooring and patio door to the garden

Kitchen area fitted with granite worktops, induction hob, electric oven, fridge-freezer, dishwasher and washing machine

### Bedroom 3/Study

10'2" x 6'9" (3.12 x 2.06 )  
Useful front room for use as bedroom or study

### Bedroom 1

14'5" x 10'2" (4.40 x 3.11)  
Rear double bedroom with wardrobe

### Bedroom 2

12'4" x 8'10" (3.78 x 2.70)  
Front double bedroom with wardrobe

### 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

Contemporary Refitted Bathroom with shower over the bath

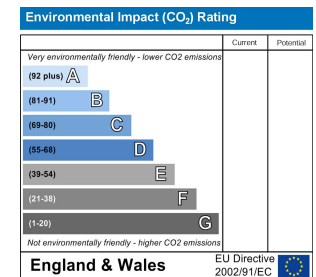
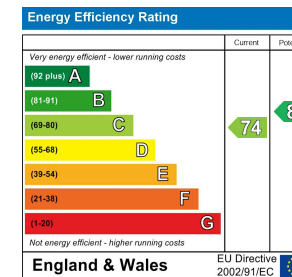
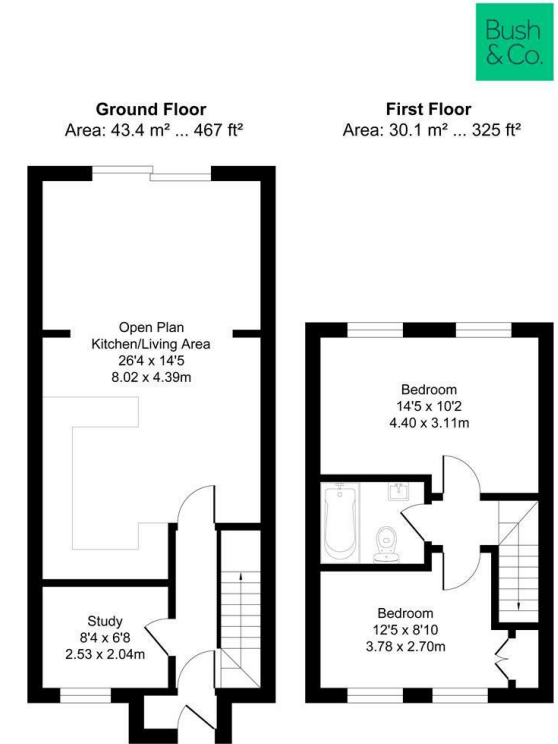
### Garden

Enclosed rear garden with lawn and paving  
Useful rear access and store shed

### Key Information

EPC Rating – C  
Council Tax Band – C  
Rent – £1350 pcm (£311 pw)  
Deposit – £1557  
Available unfurnished 25 April 2026

- Two/Three Modern Terraced House
- Gas Central Heating and Double Glazing
- Bright, sunny open plan living room with fitted kitchen
- Sorry, No Smokers
- Greatly Improved Unfurnished Property
- Contemporary refitted bathroom
- Enclosed Rear Garden with Rear Access
- Street parking Available



Sales Office:  
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