



Bush & Co.

## 53 Plantation Road, Cambridge - £1,300 PCM

This well presented two bedroom semi detached bungalow is located in a quiet cul de sac within walking distance of Sawston High Street which offers a wide variety of shops and local amenities and also providing quick access to the mainline train stations at Great Shelford and Whittlesford, Addenbrookes Hospital, Granta Park, the City Centre and major road links including the A505, A11 and M11.

### Living Room

11'10" x 15'5" (3.62 x 4.70)  
Front living room with lots of natural light and feature electric fire

### Kitchen

10'3" x 8'10" (3.13 x 2.71)  
Rear kitchen with back door leading to the rear garden. The kitchen is fitted with electric hob and oven with extractor hood, washing machine and fridge

### Bedroom 1

9'3" x 11'6" (2.82 x 3.52)  
Rear principle bedroom

### Bedroom 2

10'2" x 7'6" (3.11 x 2.31)  
Front second double 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

### Shower Room

Spacious and fully tiled shower room equipped with an electric shower, extractor fan, WC and hand basin

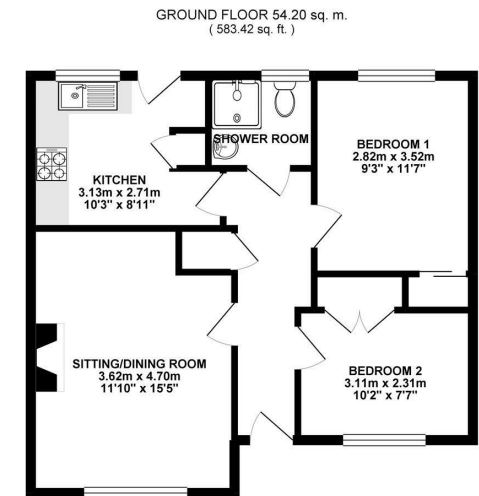
### Garden

Front and rear garden with side access and shed

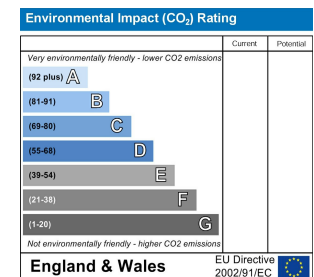
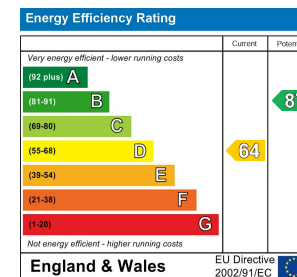
### Key Information

EPC Rating – D  
Council Tax Band – C (South Cambridgeshire Council)  
Rent – £1300 pcm (£300 pw)  
Deposit – £1500  
Available unfurnished 28th August 2026  
Long term tenancy

- Two Bedrooms
- Semi Detached Bungalow
- Unfurnished
- Gas Central Heating
- Double Glazing
- Front And Rear Gardens
- Street Parking
- 54 sqm / 583 sqft
- Popular Village Location



TOTAL FLOOR AREA: 54.20 sq. m. (583.42 sq. ft.) APPROX.  
We do not accept any liability for errors or omissions in this information. It is provided for general information only and should not be used as a basis for any decision. The information is provided as a guide only and is not intended to constitute an offer or contract. It is provided as a guide only and is not intended to constitute an offer or contract. It is provided as a guide only and is not intended to constitute an offer or contract.



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