



Bush & Co.

24 Walpole Road, - £1,800 PCM

A spacious two double bedroom semi detached house located in this popular city location providing quick access to Addenbrookes Hospital, the City Centre, mainline Train Station and many local shops, amenities and schools.

Kitchen

11'2" x 8'10" (3.41 x 2.71)
Fitted kitchen with useful utility area comprising a gas cooker, fridge freezer and washer-drier

Living Room

17'8" x 11'10" (5.39 x 3.62)
Bright living room with feature electric fireplace and glazed doors leading to the conservatory (2.90 x 2.86m)

Bedroom 1

12'10" x 8'10" (3.93 x 2.71)
Front double bedroom with built in wardrobes

Bedroom 2

11'6" x 9'4" (3.53 x 2.87)
Rear second double bedroom with built in wardrobes

Bathroom

7'2" x 5'5" (2.20 x 1.66)
First floor bathroom with electric

shower over the bath, WC and hand basin

Garden & Parking

Large established sunny garden with lawn and patio, side access, brick built storage shed and driveway parking

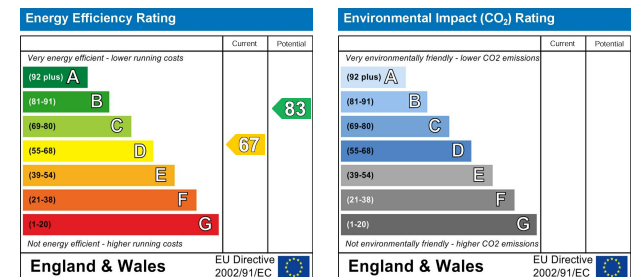
Key Information

EPC Rating – D
Council Tax Band – A (Cambridge City Council)
Rent – £1800 pcm (£415 pw)
Deposit – £2076
Available unfurnished now
Long term tenancy

- Semi Detached
- Two Double Bedrooms
- Unfurnished
- Kitchen With Utility Area
- Conservatory
- Driveway Parking Available
- Large Garden With Brick Built Shed
- 87 sqm / 937 sqft
- Double Glazing
- Gas Central Heating



Total Area: 87.0 m² ... 937 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesj.harrison.co.uk



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.

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