



Bush & Co.

89 Queen Ediths Way, Cambridge - £2,400 Per Month

Superb refurbished 4 bedroom semi detached family house within walking distance of Addenbrookes Hospital, close to popular schools, with many local amenities nearby and offering quick access to the railway station and city centre

Entrance Hall

Living Room

15'7" x 11'6" (4.77 x 3.53m)

Spacious front living room with wood laminate flooring and a bay window

Kitchen

10'5" x 11'7" (3.18 x 3.55)

Brand new fitted kitchen overlooking the garden, fitted with electric induction hob, electric oven, washing machine and dishwasher

Dining Room

10'5" x 9'11" (3.18 x 3.03)

Rear dining room housing the fridge freezer, with patio door to the conservatory With laminate flooring

Conservatory

8'9" x 6'0" (2.69 x 1.84m)

Rear conservatory leading to the garden

Downstairs Cloakroom

Bedroom 1

13'6" x 11'6" (4.13 x 3.53m)

Large front double bedroom with laminate flooring

Bedroom 2

13'6" x 10'5" (4.13 x 3.18m)

Large rear bedroom with laminate flooring

Bedroom 3

8'5" x 7'3" (2.58 x 2.23m)

Front single bedroom with laminate flooring

Bedroom 4

8'3" x 7'3" (2.53 x 2.22)

Front bedroom with laminate flooring and ensuite shower room

Ensuite Shower Room

Newly fitted ensuite shower room

Family Shower Room

Newly fitted contemporary shower room

Front Garden

Block paved driveway leading to the garage and providing ample parking

Rear Garden

Long rear garden extending to approx 200 ft mainly laid to lawn with shrubs and trees and new shed

Gardener available at extra cost of £100 pcm

Key information

EPC Rating – E

Council Tax Band – E

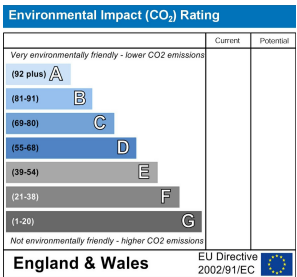
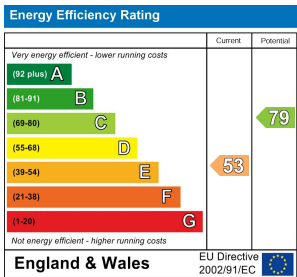
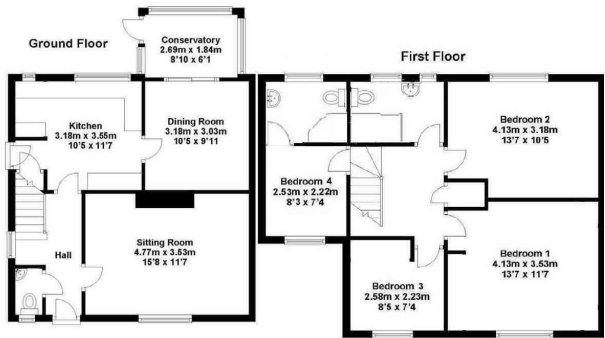
Rent – £2400 pcm (£553 pw)

Deposit – £2769

Available unfurnished now

Long term tenancy

- Refurbished 4 Bedroom House
- Walking Distance to Addenbrookes Hospital
- Close to Popular Primary and Secondary Schools
- Close to Local Shops
- Recently Refurbished Kitchen and Shower Rooms
- Gas Central Heating and Double Glazing Rooms
- Large Private Rear Garden
- Gardener available at extra £100 pcm
- Driveway Parking and Garage



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

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