



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

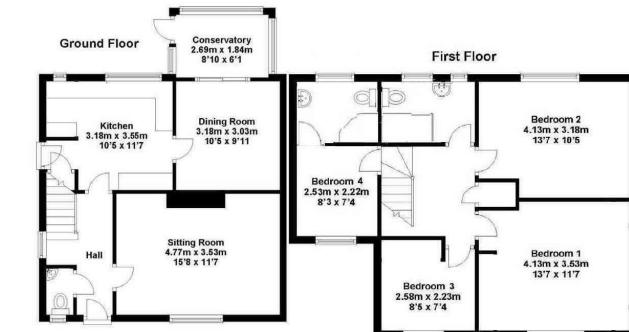
Rent – £2400 pcm (£553 pw)

Deposit – £2769

Available unfurnished now

Long term tenancy

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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## 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.

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