



Bush & Co.

35 Sturton Street, Cambridge - £1,850 PCM

A beautifully presented extended two bedroom Victorian mid terrace house in a very central location on Sturton Street, close to the City Centre, Beehive Centre, Retail Park and mainline Train Station and within walking distance to many shops, cafes and local amenities.

Living/Dining Room

Front living room leading through to the dining room. Both rooms offer original wooden flooring and old Victorian fire place which is for decorative use only

Living room - 3.56 x 3.18
Dining room - 3.66 x 3.14

Kitchen/Breakfast Room

16'11" x 13'7" (5.16 x 4.16)
Rear extended kitchen/breakfast room with gas cooker, fridge freezer, washer drier and dishwasher

Bedroom 1

15'3" x 10'5" (4.67 x 3.20)
Front double bedroom with cupboard and two large windows

Bedroom 2

10'4" x 9'5" (3.17 x 2.89)
Second small 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

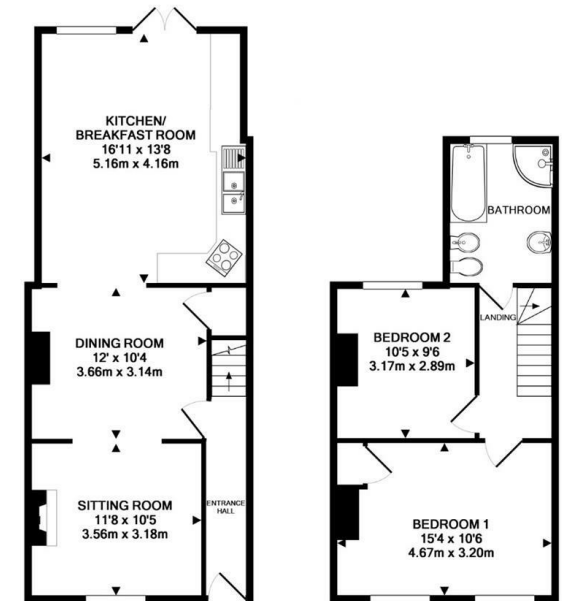
Bathroom

Large rear first floor bathroom with bath and separate shower cubicle, WC, hand basin with storage and mirror and heated towel rail

Key Information

EPC Rating – D
Council Tax Band – D (Cambridge City Council)
Rent – £1850 pcm (£426 pw)
Deposit – £2134
Available unfurnished 8th September 2026
Long term tenancy

- Two Bedroom Victorian Terrace
- Unfurnished
- Gas Central Heating
- Rear Garden
- Two Reception Rooms
- 83.5 sqm / 899 sqft
- Partially Double Glazed
- Street Parking Available (Permit Required)
- Large First Floor Bathroom



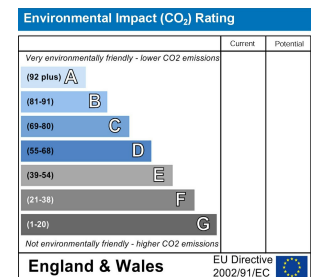
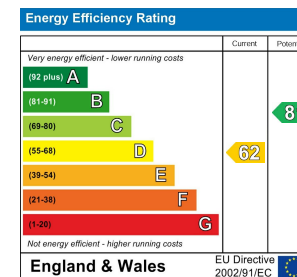
GROUND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix 12/2018



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