



Bush & Co.

109 Sedgwick Street, Cambridge - £3,525 PCM

A delightful five bedroom mid terrace house located on Sedgwick Street in popular Romsey Town with a wide variety of shops, cafes and local amenities and within walking distance of the mainline Train Station, the City Centre and providing good access to Addenbrookes Hospital and large supermarket. Further benefits include, four double bedrooms and one single bedroom, rear fitted kitchen with utility area, communal living area, two bathrooms and enclosed garden with shed.

The house is available furnished from September to a shared group of full time students who must all know each other.

Bills are not included and all tenants will be required to have individual UK based guarantors.

Bedroom 1

10'8" x 10'8" (3.27 x 3.26)

Front ground floor double bedroom

Living Room

11'3" x 10'9" (3.44 x 3.29)

Communal living area with old Victorian fire place (for decorative use only) leading to the kitchen

Kitchen/Utility Area

9'7" x 7'6" (2.93 x 2.31)

Modern fitted kitchen with electric hob and oven with extractor fan and fridge freezer
Leading to utility area with washing machine and washer dryer

Bathroom

Ground floor bathroom located off the utility area with shower over bath

Bedroom 2

8'4" x 13'6" (2.56 x 4.12)

First floor rear double bedroom

Bedroom 3

10'8" x 13'6" (3.26 x 4.12)

First floor middle double bedroom

Bedroom 4

10'4" x 10'9" (3.16 x 3.29)

First floor front double bedroom

Bedroom 5

7'8" x 7'11" (2.34 x 2.42)

First floor front single bedroom with built in cupboard

Shower Room

First floor shower room

Garden & Parking

Rear enclosed sunny garden with shed and side access

Street parking available (permit not required)

Key Information

EPC Rating – C

Council Tax Band – D (Cambridge City Council)

Rent – £3525 pcm (£813 pw)

Deposit – £4067

Available furnished 18th September 2026

Long term tenancy

Available to full time student groups

UK based guarantors required for all tenants

Bills not included

- 5 Bedroom House
- Furnished
- Available To Full Time Student Groups
- 108 sqm / 1162 sqft
- Available September 2026
- Double Glazing
- Gas Central Heating
- Rear Enclosed Garden
- Street Parking Available (No Permit Required)
- Two Bathrooms



Energy Efficiency Rating		Current	Potential
Vary 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			
EU Directive 2002/91/EC		69	78
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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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