



Bush & Co.

13 Coggeshall Close, Cambridge - £1,350 PCM

A well presented and recently redecorated two bedroom ground floor maisonette with parking located just off Ditton Lane, with quick and easy access to the City Centre, many shops and local amenities and major road links including the A14, M11 and A10.

Entrance Hall

Entrance hall with large storage cupboard (1.52 x 1.52m)

Kitchen

8'11" x 7'8" (2.74 x 2.36)
Rear fitted kitchen with electric cooker and extractor hood, washing machine and freestanding fridge freezer

Living/Dining Room

21'5" x 11'1" (6.55 x 3.38)
Spacious living/dining room with wood laminate flooring and back door leading to small enclosed garden

Bedroom 1

14'0" x 8'3" (4.27 x 2.54)
Rear master double bedroom

Bedroom 2

10'0" x 7'1" (3.05 x 2.16)
Front second bedroom

Bathroom

Fully tiled bathroom with shower over bath, WC, hand basin and cupboard

Parking & Garden

One allocated parking space next to the property and enclosed rear garden

Key Information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

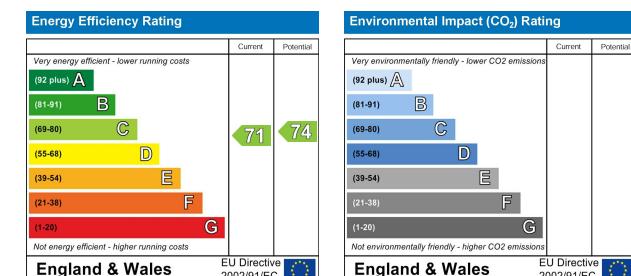
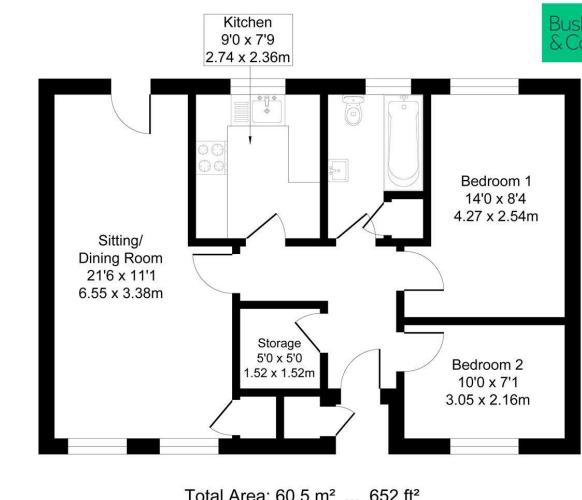
Rent – £1350 pcm (£311 pw)

Deposit – £1557

Available unfurnished now

Long term tenancy

- Two Bedroom Maisonette
- Recently Redecorated
- Rear Enclosed Garden
- Gas Central Heating
- 60.5 sqm / 652 sqft
- Ground Floor
- One Allocated Parking Space
- Unfurnished
- Double Glazed Throughout
- Available Now



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