



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

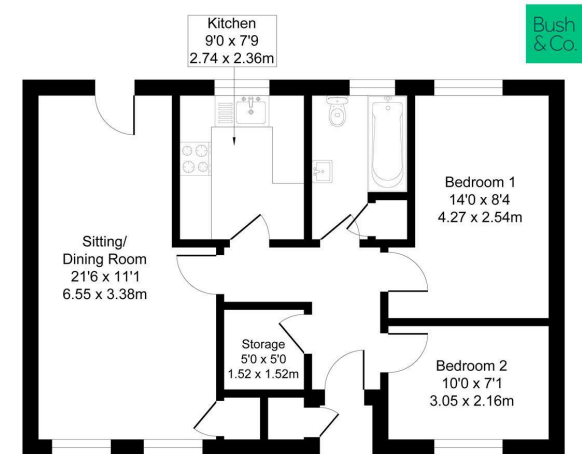
### Parking & Garden

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



Total Area: 60.5 m<sup>2</sup> ... 652 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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