



Bush & Co.

# 102 High Street, Cambridge - £1,300 Per Month

A recently refurbished 2/3 bedroom cottage located on a quiet lane just off Sawston High Street offering a wide variety of shops and local amenities and also providing quick access to the mainline train stations at Great Shelford and Whittlesford, Addenbrookes Hospital, Granta Park, Cambridge City Centre and major road links including the A505, A11 and M11.

## Living Room

15'4" x 12'2" (4.68 x 3.72)  
Bright living room with views over open fields  
Newly fitted carpet

## Kitchen

12'7" x 8'3" (3.84 x 2.52)  
Brand new fitted kitchen with electric cooker and fridge freezer  
Leading to outer utility room with washing machine and drier and back door to the garden

## Downstairs Shower Room

Modern recently refitted shower room

## Bedroom 1

9'10", 216'6" 8'2" (3,66 2.50)  
Double bedroom with fitted cupboard  
Sloping ceiling New carpet

## Bedroom 2

14'3" x 7'10" (4.35 x 2.41)  
Double bedroom with new carpet and views over open farmland

## Bedroom 3 or Study Area

12'3" x 7'8" (3.74 x 2.36)  
Interconnecting room leading to bedroom 1  
Useful spare bedroom or study/play area  
New carpet

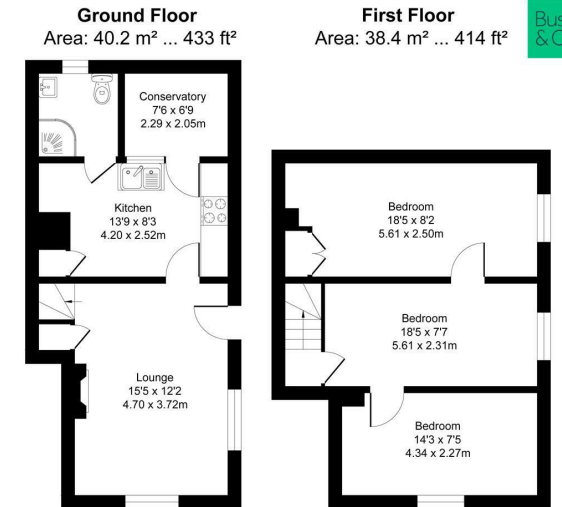
## Front and Rear Gardens

Sunny front garden opening onto farmland  
Enclosed rear garden with brick shed

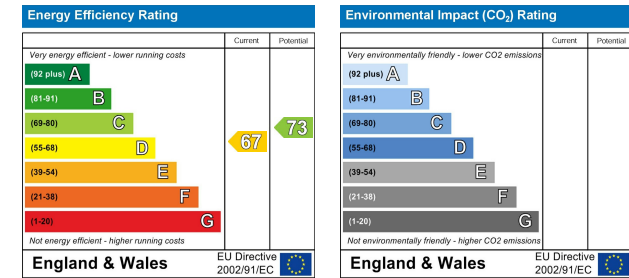
## Key Information

EPC Rating – D  
Council Tax Band – C  
Rent – £1300 pcm (£300pw)  
Deposit – £1500  
Available unfurnished 30th April 2026  
Long term tenancy

- Refurbished Cosy 2 or 3 bedroom Cottage
- Brand new kitchen
- Quiet, secluded location just off The High Street
- Enclosed sunny garden
- Regret no smoking
- Gas Central Heating and Double Glazing
- New carpets throughout
- Walking distance to shops and amenities
- Off Street parking



All Measurements are approximate and for display purposes only



## 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.

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