

Bush & Co.

111 Arbury Road, Cambridge - £1,650 PCM

A well presented, recently redecorated substantial two / three bedroom semi-detached house ideally located for access to the Science and Business Parks, City Centre and A14.

Hallway
Entrance Hall to have new wood laminate flooring
Stairs to first floor

Front Living room
11'10" x 11'10" (3.62 x 3.62)
Bright Front Living room with bay window to have new wood laminate flooring

Rear Living Room
11'10" x 11'10" (3.62 x 3.62)
Rear living or dining room overlooking the garden
to have new laminate flooring

Kitchen
14'7" x 5'10" (4.45 x 1.80)
Rear fitted kitchen with electric hob and oven, washing machine and fridge freezer,

Stairs and Landing

Bedroom 1
11'10" x 11'10" (3.62 x 3.62)
Front double bedroom

Bedroom 2
11'10" x 10'10" (3.62 x 3.31)
Rear double bedroom

Bedroom 3 / Study
5'10" x 5'10" (1.80 x 1.80)
Small bedroom suitable for a child or as a study

Bathroom
Bathroom with Shower over the Bath

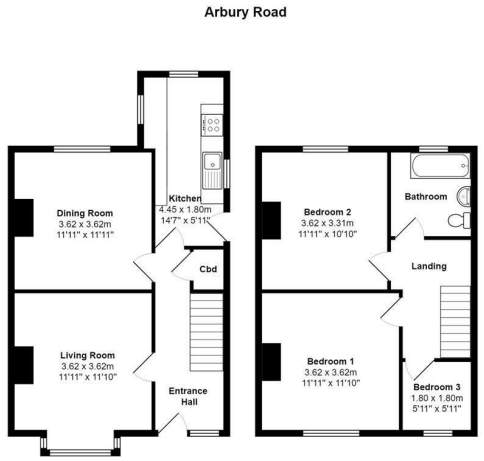
Front and Rear Gardens
Small front garden with hedge to the front
Large rear garden mostly laid to lawn with a wooden shed and side access

Key Information
EPC Rating – D
Council Tax Band – C
Rent – £1650 pcm (£380 pw)
Deposit – £1903
Available unfurnished 28 November 2026
Long term tenancy

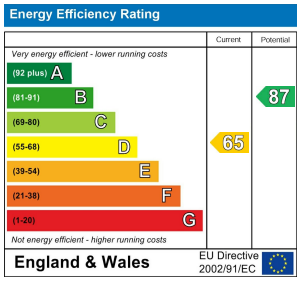
- 2/3 Bedroom Unfurnished House
- Gas central heating and double glazing
- Enclosed Rear Garden with shed
- Well located for access to Science and Business Park and A14
- New Laminate Flooring to be laid downstairs
- Regret no Smoking

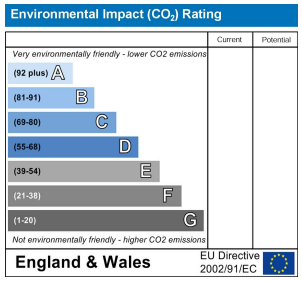




Total Area: 86.1 m² ... 927 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesjharrison.co.uk





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