



Bush & Co.

11 Marmora Road, Cambridge - £1,850 PCM

A delightful three bedroom Victorian Terrace house located just off Mill Road within walking distance of a wide variety of shops and local amenities and with quick access to the City Centre, mainline Train Station and Addenbrookes hospital. This property is not available to share groups of more than two.

Living/Dining Room

Spacious open plan living/dining room leading through to the kitchen. This generously sized living space has an old Victorian fire place which is for decorative use only and lots of bookshelf storage, along with under stairs storage housing the washing machine. Living area - 3.76 x 3.22m Dining area - 4.80 x 3.19m

Kitchen

14'0" x 8'6" (4.29 x 2.60)
Rear kitchen with patio doors leading to enclosed garden. The kitchen is equipped with a gas cooker, dishwasher and fridge freezer.

Bedroom 1

15'10" x 10'6" (4.83 x 3.21)
Front master bedroom with two sash windows adding lots of natural light and old Victorian fire place (for decorative use only)

Bedroom 2

10'5" x 10'5" (3.19 x 3.19)
Second double bedroom with old Victorian fire place (for decorative use only)

Bedroom 3

8'8" x 6'2" (2.66 x 1.89)
Rear single bedroom perfectly suited for either an infant room or office/study area

Bathroom

First floor bathroom with shower over bath, WC, hand basin with mirror and heated towel rail

Garden & Parking

Rear enclosed garden, mostly laid to lawn with patio area and street parking available (no permit required)

Key Information

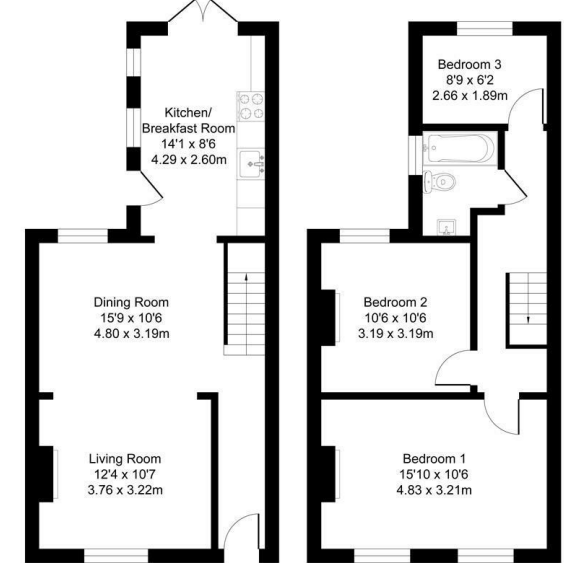
EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1850 pcm (£426 pw)
Deposit – £2134
Available unfurnished now
Long term tenancy
Regret not available to share groups of more than two

- Three Bedroom House
- Mid-Terraced
- Unfurnished
- Double Glazed
- Gas Central Heating
- Sorry, No Smokers
- Pets Considered
- Street Parking Available (No Permit Required)
- Rear Enclosed Garden
- 85.2 sqm / 918 sqft



Ground Floor
Area: 42.5 m² ... 458 ft²

First Floor
Area: 42.7 m² ... 460 ft²



Total Area: 85.2 m² ... 918 ft²
All Measurements are approximate and for display purposes only

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		76	62
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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