



Bush & Co.

31 Hobart Road, Cambridge - £1,700 PCM

A well presented and spacious three bedroom end of terrace Victorian house located just off vibrant Mill Road within walking distance to many local shops, cafes and amenities, the mainline Train Station and the City Centre and also offering good access to Addenbrookes Hospital and the A14. The property is offered partly furnished and regrettably is not available to students or share groups of more than two.

Entrance Hall

Kitchen

10'0" x 8'7" (3.05 x 2.62)
Rear kitchen with a range of wall and base level units complete with gas hob, electric oven, fridge-freezer, dishwasher and washer-drier
Back door to garden

Living Room

11'3" x 10'0" (3.43 x 3.05)
Front living room

Dining Room

11'3" x 10'0" (3.43 x 3.05)
Rear dining room with wood flooring

Bathroom

Ground floor bathroom with shower over the bath

Bedroom 1

13'3" x 11'3" (4.06 x 3.45)
Front double bedroom

Bedroom 2

9'10", 11'4"9" x 8'0" (3,35 x 2.44)
Second double bedroom

Bedroom 3

10'5" x 8'5" (3.18 x 2.57)
Rear good sized bedroom

Rear Garden

Enclosed rear garden with rear access
Laid to lawn with patio and shed

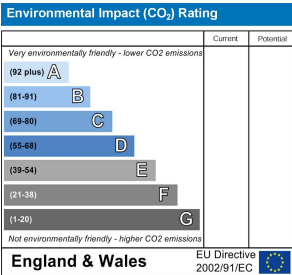
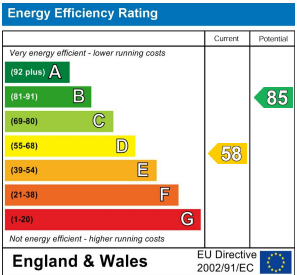
Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available part furnished now
Long term tenancy
Regret not available to share groups of more than two

- End Of Terrace House
- Gas Central Heating
- Enclosed Rear Garden with Shed
- 74.4 sqm / 800 sqft
- Not Available To Students
- Three Bedrooms
- Partially Double Glazed
- Street Parking (Permit Not Required)
- Sorry, No Smokers or Pets
- Not Available To Share Groups Of More Than Two



Total area: approx. 74.4 sq. metres (800.4 sq. feet)



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