



Bush & Co.

# 21 Ravensworth Gardens, Cambridge - £2,450 PCM

A recently refurbished and spacious four bedroom terraced house which is arranged over three floors, just minutes from the mainline Railway Station and with easy access to the City Centre, Mill Road and many local shops, cafes and amenities. The property has recently been redecorated throughout with newly laid carpets and has one allocated underground parking space. The property is rented unfurnished and is suitable for a group of four professional sharers who all know each other.

### Entrance Hall

Entrance Hall way with ground floor shower room and utility room

### Utility Room

Utility room with sink and washing machine and back door leading to garden

### Bedroom 2

Ground floor front double bedroom with fitted wardrobe

### Bedroom 3

Ground floor rear double bedroom with wardrobe

### Living Room

First floor front L shaped living room with decorative fire place (not in use)

### Kitchen/Dining Room

Rear first floor kitchen/dining room with gas hob, electric oven, under counter fridge and free standing fridge freezer

### Bedroom 1

Front top floor master double bedroom with ensuite shower room

### Bedroom 4

Rear top floor double bedroom

### 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.

### Bathroom

Main bathroom located on the top floor with shower over bath, WC and hand basin

### Garden & Parking

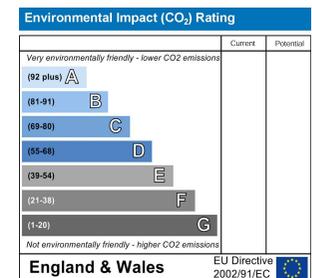
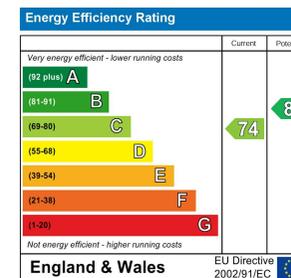
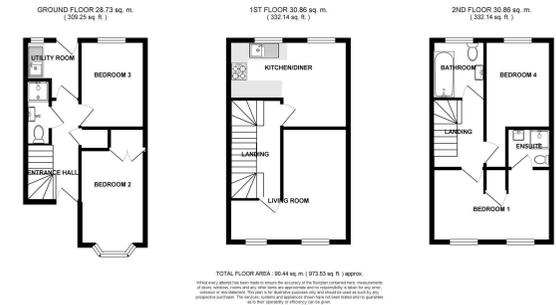
Enclosed rear paved garden and one allocated underground parking space

### Key Information

EPC Rating – C  
 Council Tax Band – F (Cambridge City Council)  
 Rent – £2450 pcm (£565 pw)  
 Deposit – £2826  
 Available unfurnished now  
 Long term tenancy  
 Available to professional sharers  
 Secure underground parking for one car

Ground floor - 28.73 sqm / 309.25 sqft  
 First floor - 30.86 sqm / 332.14 sqft  
 Second floor - 30.86 sqm / 332.14 sqft

- Four Double Bedrooms • Terraced House
- Unfurnished • Recently Redecorated and Newly Laid Carpets
- Superb Location • Three Bathrooms
- Gas Central Heating & Double Glazed • 90.44 sqm / 973.53 sqft
- Sorry, No Pets Or Smokers • Available To Professional Sharers



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