



Bush & Co.

# 560 Coldhams Lane, Cambridge - £2,200 PCM

A skillfully extended and spacious four bedroom Semi-Detached family house with driveway parking which is close to supermarkets, local schools and many shops and amenities of Cherry Hinton High Street and also offering quick access to Addenbrookes Hospital, the City Centre and A14.

## Entrance Hall

Entrance hall with ground floor WC and cloakroom with water softening system

## Study/Reception Room

11'9" x 11'4" (3.60 x 3.47)

Front reception room with electric fire and laminate flooring

## Living Room

22'5" x 11'5" (6.85 x 3.48)

Rear extended living room with laminate flooring and patio doors to large garden

## Dining Room

8'7" x 8'4" (2.63 x 2.56)

Dining area leading to rear fitted kitchen

## Kitchen

9'7" x 8'3" (2.94 x 2.52)

Rear fitted kitchen with gas hob, electric oven, washing machine, fridge-freezer and dishwasher

## Bedroom 2

11'9" x 11'4" (3.60 x 3.47)

First floor front double bedroom with fitted wardrobes

## Bedroom 3

11'10" x 10'3" (3.62 x 3.13)

First floor rear double bedroom with fitted wardrobes

## Bedroom 4

8'9" x 5'10" (2.68 x 1.80)

First floor front single bedroom

## Bathroom

Modern family bathroom located on the first floor with shower over the bath, WC, hand basin and heated towel rail

## Bedroom 1

12'9" x 12'7" (3.90 x 3.84)

Second floor double bedroom with ensuite shower room

## Garden & Parking

Large rear garden mostly laid to lawn with decking area and shed, driveway parking for two cars and detached garage for storage

## Key Information

EPC Rating – D

Council Tax Band – D (Cambridge City Council)

Rent – £2200 pcm (£507 pw)

Deposit – £2538

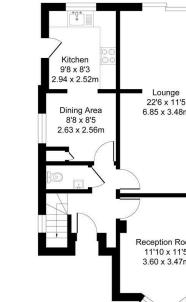
Available unfurnished 27th February 2026

Long term tenancy

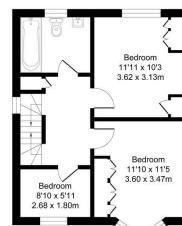
- Semi Detached Family House
- 4 Bedrooms
- Unfurnished Property
- Gas Central Heating & Double Glazed
- Sorry, No Smoking or Pets
- Large Rear Garden
- 127.5 sqm / 1374 sqft
- Driveway Parking Available
- Regret Not Available
- Excellent Location
- To Share Groups



Ground Floor  
Area: 58.9 m<sup>2</sup> ... 635 ft<sup>2</sup>



First Floor  
Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>



Second Floor  
Area: 22.8 m<sup>2</sup> ... 246 ft<sup>2</sup>



Total Area: 127.5 m<sup>2</sup> ... 1374 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	81
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	Current Potential
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## 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](mailto:lettings@bushandco.co.uk)

## Sales Office:

169 Mill Road, Cambridge CB1 3AN  
01223 246262 [sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)