



Bush & Co.

3 Grayling Close, Cambridge - £1,750 PCM

A well presented three bedroom mid terrace house located just off Chesterton High Street which offers quick and easy access to the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14 and M11. The property is unfurnished and comes with a single garage.

Entrance Hall

Spacious entrance hall with stairs leading to first floor and storage area

Kitchen

10'8" x 8'7" (3.27 x 2.64)
Front fitted kitchen with newly installed worktop, electric hob and oven, extractor fan and integrated fridge freezer
Additional provided white goods include washing machine and dishwasher

Living/Dining Room

Large living/dining room with door leading to rear porch and garden

Bedroom 1

12'4" x 10'10" (3.78 x 3.32)
Rear master bedroom

Bedroom 2

10'8" x 9'10" (3.27 x 3.01)
Front double bedroom

Bedroom 3/Study

7'11" x 7'6" (2.42 x 2.30)
Third rear single room perfectly suited for a study

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 firm's 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

Bathroom

Bathroom with newly installed shower and shower screen
Separate WC

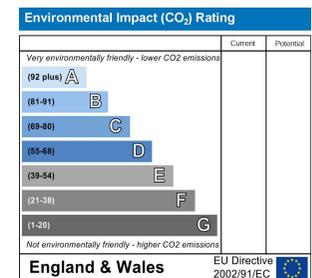
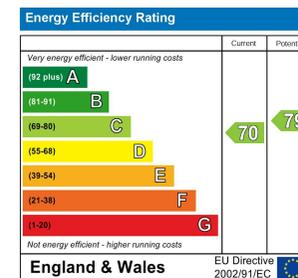
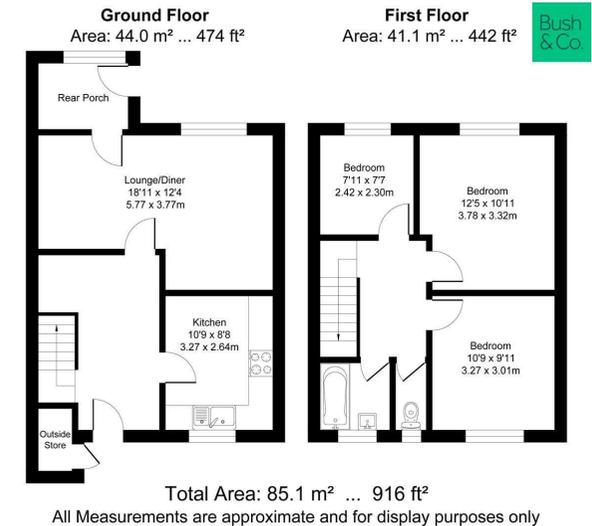
Garden & Parking

Enclosed rear garden, mostly laid to lawn with rear access
On street parking available (no permit required) and single garage

Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1750 pcm (£403 pw)
Deposit – £2019
Available unfurnished 1st October 2025
Long term tenancy
Regret not available to share groups of more than two

- Three Bedroom Terraced House
- One Bathroom
- Large Living/Dining Area
- Double Glazed Throughout & Gas Central Heating
- Soon To Be Redecorated and New Carpets Laid
- Sorry, No Pets or Smokers
- Superb Location
- Single Garage and Street Parking
- Available 1st October 2025
- 85.1 sqm / 916 sqft



Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk