



Bush & Co.

17 Granta Terrace, Cambridge - £1,400 PCM

Charming two bedroom mid terrace house within walking distance of the shops, local amenities and mainline station at Great Shelford, offering easy access to The Babraham Institute and Genome Centre. Also a short distance from the cycle path to Addenbrookes Hospital and Cambridge city centre, Good road links to A10, A11 and M11

Front Living Room

9'10" x 11'8" (3.01 x 3.58m)
Front living room with fitted cupboards and shelves

Dining Room

12'11" x 11'8" (3.95 x 3.58m)
dining room with understairs cupboard

Kitchen

17'3" x 7'2" (5.28 x 2.20m)
Rear kitchen fitted with gas cooker, fridge-freezer and dishwasher and washing machine with doors to rear garden,

Bedroom 1

9'9" x 11'8" (2.99 x 3.58m)
Front: double bedroom with storage cupboard

Bedroom 2

10'3" x 8'7" (3.14 x 2.63m)
Mid double bedroom with two storage cupboards

Bathroom

Bathroom with electric shower over the bath,

Rear Garden

Long rear garden with shed and covered bin store

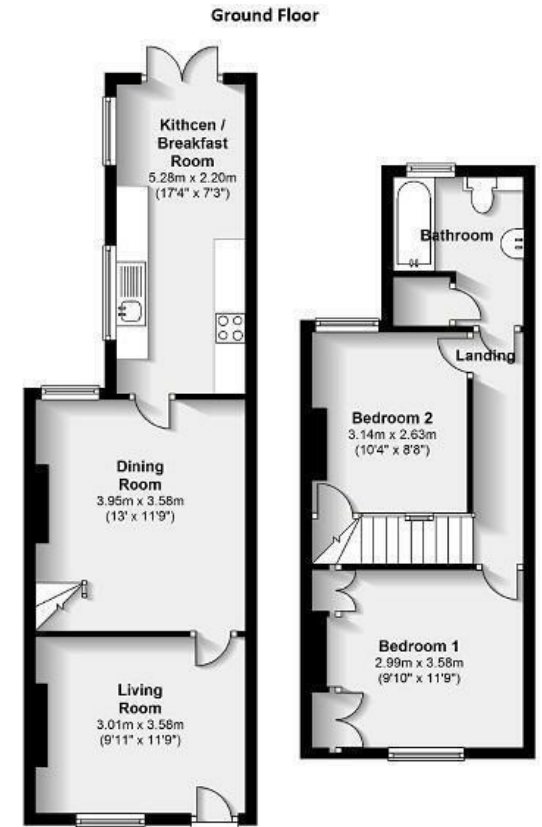
Key information

EPC Rating – D
Council Tax Band – C
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 15th November 2024
Long term tenancy

- Two Bedroom House in Popular Village
- Gas Central Heating and Mostly Double Glazed
- Sorry, No Smokers
- Street parking Available
- Redecorated, unfurnished Property
- Long Rear Garden
- Sorry, No Pets Allowed

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.



House Area: 66.5m² / 715.9 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very 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		

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