



Bush & Co.

2B Ross Street, Cambridge - £2,700 PCM

A superb modern three bedroom mid terrace house (108 m²) just off vibrant Mill Road with its many shops, restaurants, cafes and local amenities, within walking distance of the mainline station and city centre.

Entrance Hall

Living Room

26'0" x 14'1" (7.94 x 4.30m)
Spacious living room with wood laminate flooring and patio doors opening to the garden

Kitchen

11'10" x 7'7" (3.61 x 2.33m)
Contemporary kitchen fitted with gas hob, electric oven, microwave, fridge freezer, dishwasher and washer-drier

Downstairs Cloakroom

Bedroom 2

12'2" x 9'0" (3.72 x 2.75m)
First floor front double bedroom with fitted wardrobe

Bedroom 3

10'6" x 6'6", 150'11" (3.21 x 2,46)
Rear double bedroom with fitted wardrobe

Family Bathroom

Stylish modern bathroom with shower over the bath

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:
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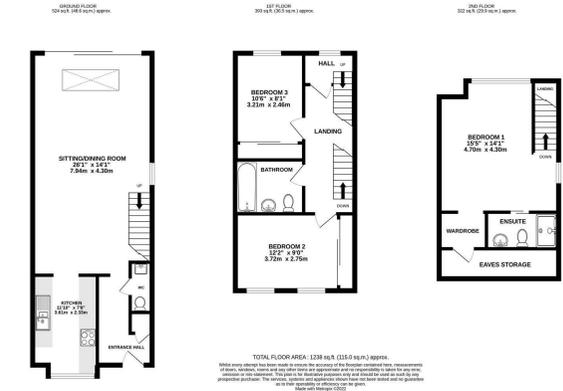
Bedroom 1

15'5" x 14'1" (4.70 x 4.30m)
Second floor double bedroom with picture window overlooking the garden with ensuite shower room, fitted wardrobe and eaves storage

Key information

EPC Rating – B
Council Tax Band – E
Rent – £2700 pcm (£623 pw)
Deposit – £3115
Available unfurnished 1st September 2025
Long term tenancy

- Modern Three Bedroom House
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Street parking Available
- One off road parking space available with separate lease at £125 pcm
- Unfurnished Property
- Two Bathrooms
- Cycle Store
- Available to families and maximum 2 sharers
- Regret no pets



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Vary energy efficient - lower running costs				Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		84	94	EU Directive 2002/91/EC	
England & Wales				England & Wales	

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