



Bush & Co.

47 River Lane, Cambridge - £1,650 PCM

A spacious two bedroom Victorian terraced house just a few minutes from the River Cam providing quick and easy access to many local shops and amenities such as large supermarket, the Retail Park, Beehive Centre and the City Centre.

Living Room

26'8" x 9'10" (8.13 x 3.02)

Large open plan living area with wood effect flooring and fitted storage units

Kitchen

5'8" x 10'1" (1.75 x 3.09)

Rear kitchen with back door leading to lean to storage area and enclosed garden. Kitchen is fitted with gas hob and oven, fridge-freezer and washing machine

Bedroom 1

11'0" x 14'11" (3.37 x 4.55)

Front double bedroom with fitted wardrobes

Bedroom 2

11'0" x 14'11" (3.37 x 4.55)

Second double bedroom with fitted wardrobes

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

Modern bathroom with shower over bath, WC and hand basin

Garden and Parking

Enclosed rear garden with rear access and street parking available (permit required)

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

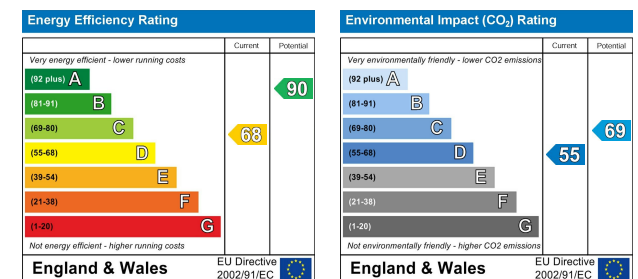
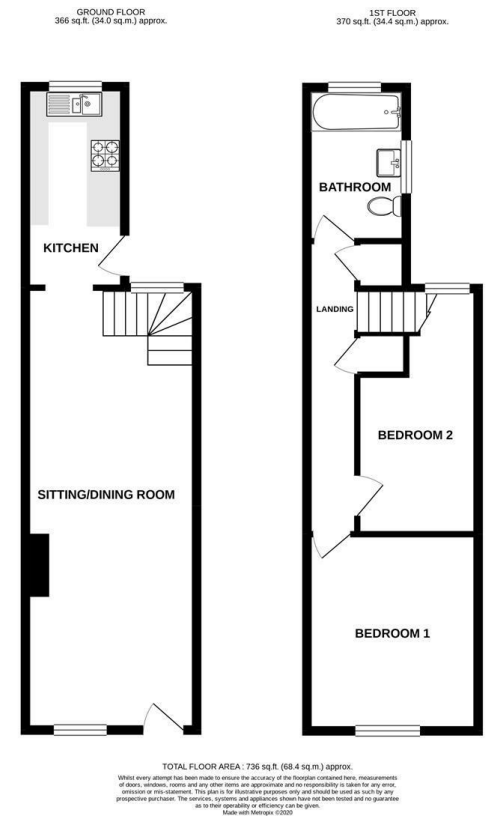
Rent – £1650 pcm (£380 pw)

Deposit – £1903

Available unfurnished 11th July 2025

Long term tenancy

- Two Bedroom House
- Gas Central Heating
- Sorry, No Pets Allowed
- Permit Parking Available
- Modern Bathroom
- Unfurnished
- 68 sqm / 736 sqft
- Sorry, No Smokers
- Large Living Room
- Great Location



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