

Bush & Co.

# 31 Hobart Road, Cambridge - £1,850 PCM

A well presented and spacious three bedroom end of terrace Victorian house located just off vibrant Mill Road within walking distance to many local shops, cafes and amenities, the mainline Train Station and the City Centre and also offering good access to Addenbrookes Hospital and the A14. The property is offered partly furnished and regrettably is not available to students or share groups of more than two.

#### **Entrance Hall**

#### Kitchen

10'0" x 8'7" (3.05 x 2.62)

Rear kitchen with a range of wall and base level units complete with gas hob, electric oven, fridge-freezer, dishwasher and washer-drier Back door to garden

# **Living Room**

11'3" x 10'0" (3.43 x 3.05) Front living room

## **Dining Room**

11'3" x 10'0" (3.43 x 3.05) Rear dining room with wood flooring

## **Bathroom**

Ground floor bathroom with shower over the bath

## **Bedroom 1**

13'3" x 11'3" (4.06 x 3.45) Front double bedroom

## **Bedroom 2**

9'10",114'9" x 8'0" (3,35 x 2.44) Second double bedroom

#### **Bedroom 3**

10'5" x 8'5" (3.18 x 2.57) Rear good sized bedroom

#### Rear Garden

Enclosed rear garden with rear access Laid to lawn with patio and shed

# **Key information**

EPC Rating - D Council Tax Band - C (Cambridge City Council) Rent - £1850 pcm (£426 pw)

Deposit - £2134

Available part furnished 17th November 2025

Long term tenancy

Regret not available to share groups of more than two

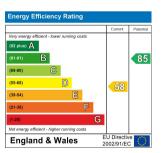
- Fnd Of Terrace House
- · Three Bedrooms
- Gas Central Heating
- Partially Double Glazed
- · Enclosed Rear Garden with Shed
- · Street Parking (Permit Not Required)
- 74.4 sgm / 800 sgft Sorry, No Smokers
  - or Pets
- Not Available To Students
- Not Available To Share Groups Of More Than Two

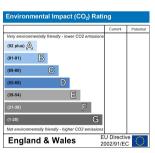






Total area: approx. 74.4 sq. metres (800.4 sq. feet)





## **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.