



Bush & Co.

86 Gwydir Street, Cambridge - £1,950 PCM

A spectacular two bedroom Victorian terrace located just off vibrant Mill Road, within walking distance of the main line station, the City Centre/Grafton Centre and many shops, cafes and local amenities.

Living/Dining Room

22'4" x 13'1" (6.81 x 3.99)
Spacious living/dining room with decorative fire place and wood burner (not in use)

Kitchen

Rear kitchen with fridge freezer, washing machine and gas cooker
Back door leading to large sunny garden

Bedroom 1

13'1" x 10'11" (4.00 x 3.34)
Front master double bedroom

Bedroom 2

11'1" x 7'8" (3.38 x 2.36)
Second double bedroom with built in shelves

Bathroom

Large bathroom with separate shower cubicle, heated towel rail and cupboard housing boiler

Loft Room

Fully boarded loft room for storage accessed by stairs on first floor

Garden and Parking

Long rear sunny garden with shared access and permit parking available on street

Garden Studio

Large studio located at the bottom of the garden with electricity

Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1950 pcm (£450 pw)
Deposit – £2250
Available unfurnished 1st August 2025
Long term tenancy

- Pets Considered
- Double Glazing
- Gas Central Heating
- Two Bedrooms
- One Bathroom
- Long Sunny Garden
- Studio In Garden
- Permit Parking
- Unfurnished
- Sorry, No smokers



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs	(92 plus) A	82		(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		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC

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.

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