



Bush & Co.

12 Elsworth Place, Cambridge - £2,200 PCM

A delightful four bedroom house in a quiet cul de sac located just off Hills Road, within walking distance of Addenbrookes Hospital, the main line Train Station, the City Centre and many shops and local amenities. The property benefits from having a south facing garden and single garage with driveway parking. We regret that the property is not available to share groups of more than two.

Kitchen

14'7" x 6'1" (4.45 x 1.87)
Fitted kitchen with gas cooker, fridge freezer, dishwasher and washing machine

Living Room

14'7" x 10'9" (4.45 x 3.29)
Sunny living room with patio door to garden

Dining Room

11'9" x 9'0" (3.59 x 2.76)
Dining area

Ground Floor WC

Bedroom 1

11'10" x 10'10" (3.63 x 3.32)
Rear master bedroom with ensuite shower room

Bedroom 2

13'10" x 7'10" (4.24 x 2.41)
Front double bedroom

Bedroom 3

12'6" x 6'1" (3.82 x 1.87)
Rear bedroom with cupboard

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.

Bedroom 4

11'8" x 4'8" (3.56 x 1.43)
Fourth bedroom with cupboard

Bathroom

First floor family bathroom mostly tiled with shower over bath, WC and hand basin

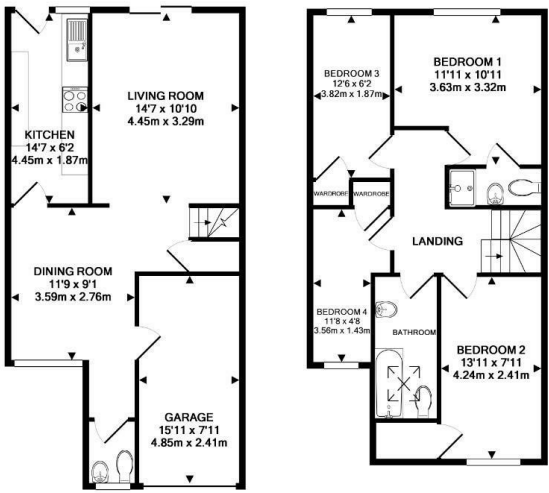
Garden & Parking

Sunny south facing enclosed garden, single garage and driveway parking

Key Information

EPC Rating – C
Council Tax Band – E (Cambridge City Council)
Rent – £2,200 pcm (£507 pw)
Deposit – £2538
Available unfurnished 15th September 2025
Long term tenancy
Regret not available to share groups of more than two

- Four Bedrooms
- Gas Central Heating
- Sorry, No Pets or Smokers
- Two Reception Rooms
- Not Available To Share Groups
- Mid Terrace
- Double Glazed
- Single Garage and Driveway Parking
- Central Location
- 104.3 sqm / 1122 sqft



GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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