



Bush & Co.

9 Argyle Street, Cambridge - £1,650 PCM

A well presented two double bedroom end of terrace house located on Argyle Street just minutes from Mill Road with its many shops, cafes and restaurants and within walking distance of the mainline Train Station, the City Centre and providing quick access to Addenbrookes Hospital.

Living/Dining Room

26'3" x 10'2" (8.01 x 3.10)
Large open plan living/dining room with decorative fire place and stairs leading to first floor

Kitchen

6'0" x 12'1" (1.84 x 3.70)
Rear kitchen with back door leading to enclosed lean to and the kitchen is equipped with gas hob and electric oven, washer-drier and undercounter fridge

Shower Room

Downstairs shower room located just off the kitchen with shower cubicle, WC, hand basin and heated towel rail

Bedroom 1

10'3" x 11'6" (3.13 x 3.51)
Front double bedroom with carpet

Bedroom 2

9'1" x 11'1" (2.79 x 3.40)
Rear double bedroom with carpet, built in wardrobe and cupboard housing the water tank

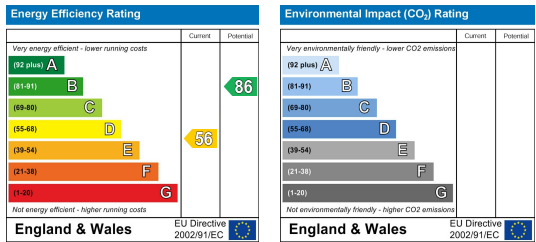
Garden & Parking

Rear garden with side 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 9th August 2025
Long term tenancy
New windows are due to be installed in both bedrooms and living room

- End Terrace House
- Gas Central Heating
- 61 sqm / 656 sqft
- Spacious Living/Dining Area
- Rear Garden
- Two Double Bedrooms
- Street Parking (Permit Required)
- Great Location
- Sorry, No Pets or Smokers
- Recently Redecorated



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.

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