



Bush & Co.



# 112 Ross Street, Cambridge - £2,200 PCM

A well presented four bedroom Victorian terrace family home with loft conversion ideally located on Ross Street, just minutes from Mill Road. The house is within walking distance of the mainline Train Station, the City Centre and many shops, cafes and local amenities and provides quick access to many local schools, Addenbrookes Hospital, large supermarkets, the Beehive Centre and Retail Park and the A14.

## Living Room

10'9" x 10'0" (3.30 x 3.06)

Front living room with built in book shelves and decorative fire place

## Dining Room

11'5" x 10'7" (3.50 x 3.23)

Dining room with storage under the stairs

## Kitchen

9'0" x 8'5" (2.75 x 2.58)

Rear kitchen leading from the dining room with back door to garden and pantry/storage cupboard which currently houses the washer-drier.

The kitchen is fitted with a dishwasher, electric hob, electric double oven and fridge

## Bedroom 2

13'5" x 10'10" (4.10 x 3.32)

Front second double bedroom

## Bedroom 3

12'9" x 8'5" (3.90 x 2.59)

Rear double bedroom

## Bathroom

First floor bathroom with shower over bath, WC, hand basin and large storage cupboard which houses the boiler

## Bedroom 4

11'6" x 8'3" (3.51 x 2.54)

Top floor rear room perfectly suited for a study

## Bedroom 1

18'0" x 11'5" (5.49 x 3.48)

Top floor master bedroom with Velux window adding lots of natural light and fitted wardrobes

## Garden

Large enclosed mature garden with side access and shed offering plenty of storage

## Parking

On street parking available (permit not required)

## Key Information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £2200 pcm (£507 pw)

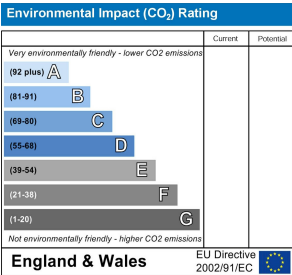
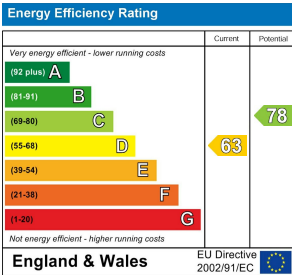
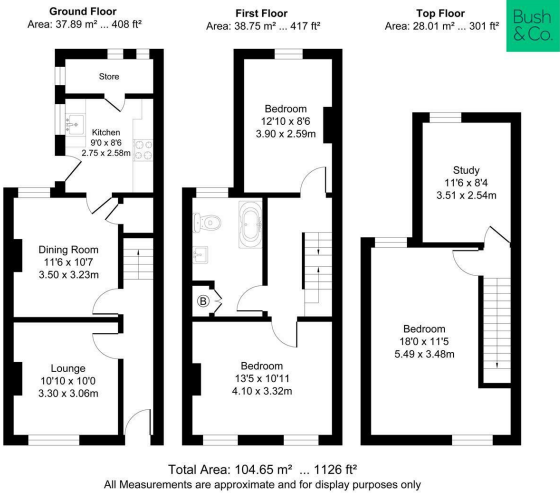
Deposit – £2538

Available unfurnished 12th September

Long term tenancy

Regret not available to share groups of more than two

- Four Bedroom
- Loft Conversion
- Large Enclosed Garden
- Pets Considered
- Great Location
- End Terrace
- Two Reception Rooms
- Gas Central Heating & Double Glazed
- Perfect Family Home
- On Street Parking (Permit Not Required)



## 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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