



Bush & Co.

40 Spalding Way, Cambridge - £1,700 PCM

A very well presented three bedroom mid terrace family house ideally located just off Queen Edith's Way which offers quick access to Addenbrookes Hospital, Cambridge City Centre and many local shops, close by amenities and popular schools.

Entrance Hall

Entrance hall with under stairs cupboard

Living Room

13'6" x 13'0" (4.13 x 3.97)
Bright front living room leading to dining room and kitchen

Kitchen/Dining Room

20'2" x 10'7" (6.15 x 3.25)
Open plan kitchen/dining room with doors to large rear garden. The kitchen is equipped with with gas hob and electric oven, dishwasher, fridge and freezer

Bedroom 1

12'3" x 10'11" (3.75 x 3.35)
Front master bedroom

Bedroom 2

11'9" x 11'8" (3.60 x 3.56)
Rear double bedroom

Bedroom 3

9'3" x 7'4" (2.83 x 2.25)
Third single bedroom with storage cupboard

Bathroom

First floor modern bathroom which is mostly tiled with shower over bath, WC and hand basin

Garden & Parking

Rear garden with large brick built shed and street parking

Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 31st October
Long term tenancy
Regret not available to share groups of more than 2

- 3 Bedrooms
- Unfurnished Property
- Fully Double Glazed
- Large Garden
- 76 sqm / 818 sqft
- House
- Gas Central Heating
- Sorry, No Pets or Smokers
- Street parking Available
- Great Location

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.

