



Bush & Co.



### 3 Grayling Close, Cambridge - £1,800 PCM

A well presented three bedroom mid terrace house located just off Chesterton High Street which offers quick and easy access to the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14 and M11. The property is unfurnished and comes with a single garage.

#### Entrance Hall

Spacious entrance hall with stairs leading to first floor and storage area

#### Kitchen

10'8" x 8'7" (3.27 x 2.64)  
Front fitted kitchen with newly installed worktop, electric hob and oven, extractor fan and integrated fridge freezer  
Additional provided white goods include washing machine and dishwasher

#### Living/Dining Room

Large living/dining room with door leading to rear porch and garden

#### Bedroom 1

12'4" x 10'10" (3.78 x 3.32)  
Rear master bedroom

#### Bedroom 2

10'8" x 9'10" (3.27 x 3.01)  
Front double bedroom

#### Bedroom 3/Study

7'11" x 7'6" (2.42 x 2.30)  
Third rear single room perfectly suited for a study

#### 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.

#### Bathroom

Bathroom with newly installed shower and shower screen  
Separate WC

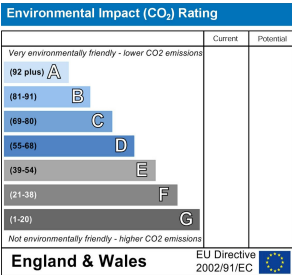
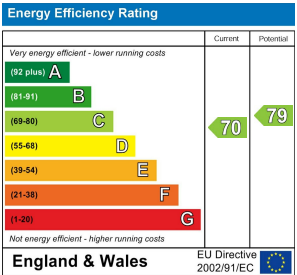
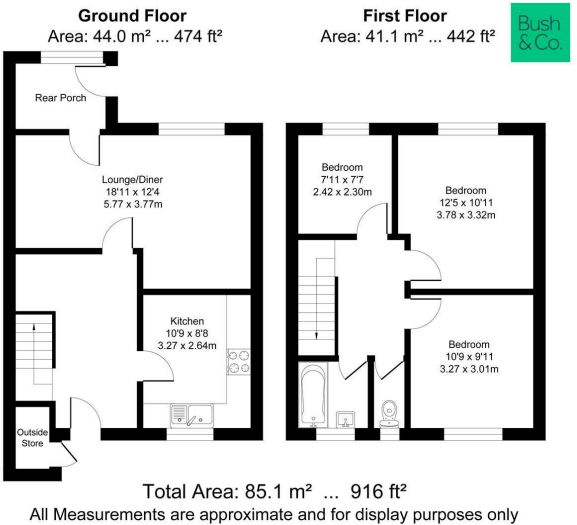
#### Garden & Parking

Enclosed rear garden, mostly laid to lawn with rear access  
On street parking available (no permit required) and single garage

#### Key Information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1800 pcm (£415 pw)  
Deposit – £2076  
Available unfurnished 1st October 2025  
Long term tenancy  
Regret not available to share groups of more than two

- Three Bedroom Terraced House
- Large Living/Dining Area
- Soon To Be Redecorated and New Carpets Laid
- Superb Location
- Available 1st October 2025
- One Bathroom
- Double Glazed Throughout & Gas Central Heating
- Sorry, No Pets or Smokers
- Single Garage and Street Parking
- 85.1 sqm / 916 sqft



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