



Bush & Co.

97 High Street, Cherry Hinton - £1,800 PCM

A well presented three bedroom, Semi Detached house just a few minutes from many shops and amenities of Cherry Hinton High Street and with good access to Addenbrooke's Hospital, the City Centre, popular local schools and major road links including the A14 and M11.

Living Room

11'5" x 11'10" (3.49 x 3.63)

Spacious front living room with laminate flooring leading through to the dining room

Dining Room

10'5" x 11'10" (3.19 x 3.63)

Large dining room/extral reception with laminate flooring

Kitchen

Rear kitchen leading through to ground floor bathroom. The kitchen is equipped with a gas hob and electric oven with extractor hood, washing machine and fridge freezer

Bathroom

Spacious downstairs bathroom with electric shower over bath, WC and hand basin

Bedroom 1

11'5" x 11'10" (3.49 x 3.62)

Front master double bedroom

Bedroom 2

8'3" x 11'11" (2.54 x 3.64)

Middle double bedroom

Bedroom 3

7'11" x 8'6" (2.42 x 2.61)

Generously sized rear bedroom with cupboard housing the boiler

Garden & Parking

Enclosed large rear garden with secure side passage and street parking available

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1800 pcm (£415 pw)

Deposit – £2076

Available unfurnished 14th March 2026

Long term tenancy

Regret not available to share groups of more than two

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Unfurnished
- Gas Central Heating
- Double Glazing
- Large Rear Garden
- 84 sqm / 904 sqft
- Street Parking
- Regret Not Available To Share Groups



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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