



Bush & Co.

## 20 Upper Gwydir Street, Cambridge - £1,650 Per Month

A delightful two bedroom semi detached house with versatile accommodation located within easy walking distance of the Grafton Centre, the mainline station, city centre and many local amenities

### Living room with kitchen

27'9" x 14'3" (8.46 x 4.35)  
Spacious living room with kitchen area extending across the total first floor area  
Fitted kitchen with gas hob, electric oven, washing machine (fridge freezer can be supplied)  
Wood floor, fireplace not in use, Mezzanine storage area

### Front Bedroom or living room

14'2" x 9'9" (4.33 x 2.99)  
Front ground floor room possible double bedroom or living room/home office  
With wood laminate flooring

### Rear Bedroom

14'2" x 8'9" (4.33 x 2.67)  
Rear ground floor double bedroom with wood flooring and built in wardrobe

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

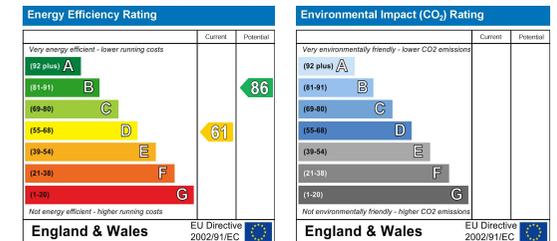
### Shower Room

Ground floor shower room

### Key Information

EPC Rating – D  
Council Tax Band – C  
Rent – £1650 pcm (£380 pw)  
Deposit – £1903  
Available unfurnished now  
Long term tenancy

- Unfurnished
- Fitted kitchen
- Two Bedroom House with versatile accommodation
- Mezzanine storage area
- Gas Central Heating
- Laminate flooring
- Walking distance to Railway station and City centre
- Pets considered
- Regret no smoking



Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk