



Bush & Co.

7 Roland Close, Cambridge - £1,600 PCM

A well presented three bedroom Semi Detached family house located in a quiet cul-de-sac offering quick access to the Science and Business Parks, Cambridge North station and the City Centre and local schools and amenities.

Entrance Hall

Living Room

10'11" x 15'5" (3.33 x 4.71)
Front spacious living room

Kitchen/Dining Room

9'6" x 15'5" (2.90 x 4.71)
Fitted kitchen with 6 ring gas hob, range cooker with electric ovens, washing machine, dishwasher and fridge freezer

Conservatory

14'2" x 7'4" (4.32 x 2.25)
Spacious conservatory with doors to garden

Bedroom 1

9'7" x 9'7" (2.93 x 2.93)
Front master bedroom with built in cupboard

Bedroom 2

11'0" x 6'0" (3.36 x 1.83)
Second bedroom

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.

Bedroom 3

7'10" x 9'2" (2.40 x 2.80)
Third rear bedroom

Bathroom

Modern bathroom with shower over the bath, WC, hand basin and heated towel rail

Garden and Parking

Front and rear gardens with large storage shed and driveway parking

Key information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished 28th March 2026
Long term tenancy

- Three Bedrooms • Semi Detached House
- Unfurnished • Double Glazing & Gas Central Heating
- Sorry, No Smokers • Pets Considered
- Large Garden • 75.7 sqm / 815 sqft
- Modern Fitted Kitchen • Perfect Family House

