



Bush & Co.

32 Hobart Road, Cambridge - £1,750 PCM

A very charming and detached two bedroom house with conservatory just a few minutes from vibrant Mill Road with its many shops, cafes, restaurants and local amenities and within walking distance to the mainline Train Station and City Centre.

Living Room

17'9" x 10'11" (5.42 x 3.33)
Spacious front living room with under stairs cupboard

Kitchen

9'7" x 8'11" (2.93 x 2.74)
Modern fitted kitchen with gas hob and electric oven, fridge freezer and washing machine

Conservatory

12'10" x 8'5" (3.93 x 2.57)
Rear sunny conservatory opening to garden from kitchen

Bedroom 1

13'5" x 9'0" (4.09 x 2.76)
Master double bedroom located at the rear of the property

Bedroom 2

7'11" x 10'11" (2.43 x 3.33)
Small double bedroom located at the front of the property

Bathroom

First floor bathroom with shower over the bath, WC and hand basin

Garden & Parking

Rear enclosed garden with side access, mostly laid to lawn with patio and summer house
Street parking available (no permit required)

Key information

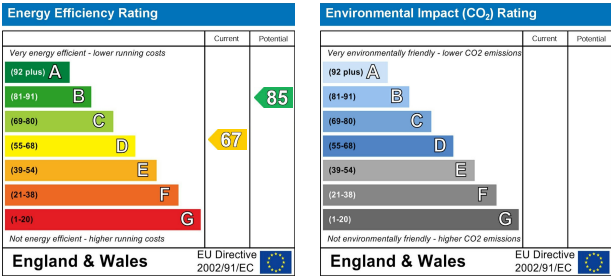
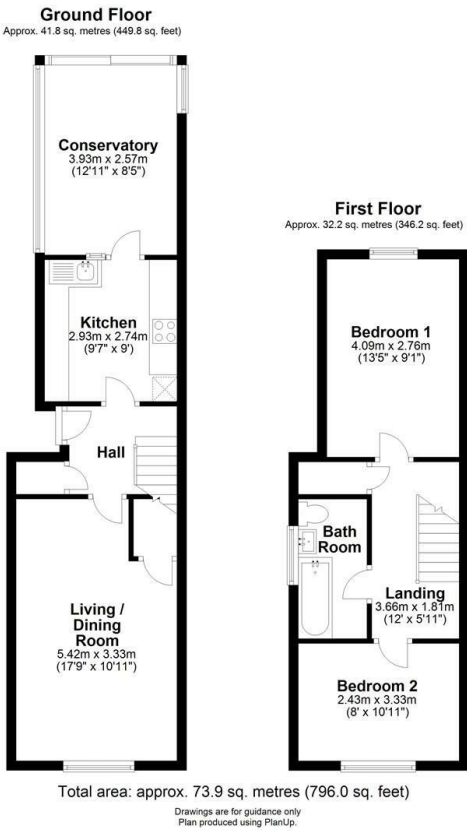
EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £ 1750 pcm (£403 pw)
Deposit – £2019
Available unfurnished 9th August 2025
Long term tenancy

- Detached House • Two Bedrooms
- Unfurnished • Gas Central Heating & Double Glazing
- Sorry, No Smokers • Sunny Conservatory
- Street Parking Available • Pets Considered
- Rear Enclosed Garden • 73.9 sqm / 796 sqft

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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