



Bush & Co.

## 10 Cyprus Road, Cambridge - £1,650 PCM

A well presented three bedroom end terrace house located just off vibrant Mill Road, within walking distance of the City Centre, mainline Train Station and a good variety of shops, cafes and local amenities.

### Living Room

11'2" x 9'3" (3.42 x 2.84)

Front living room with laminate flooring leading through to the dining room

### Dining Room

12'4" x 11'2" (3.76 x 3.42)

Dining room with stairs leading to first floor

### Kitchen

12'3" x 6'5" (3.75 x 1.97)

Rear modern kitchen with electric hob and oven with extractor hood, fridge freezer, washing machine and plumbing for slimline dishwasher (not supplied)

### Bedroom 1

11'5" x 9'10" (3.48 x 3.02)

Front double bedroom

### Bedroom 2

11'5" x 9'7" (3.48 x 2.93)

Rear double bedroom with an interlinking third bedroom which can

easily be used as a dressing area or study (3.86 x 2.07m)

### Bathroom

Ground floor modern shower room with shower enclosure, WC and hand basin

### Garden & Parking

Rear enclosed garden and street parking available (no permit required)

### Key Information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1650 pcm (£380 pw)

Deposit – £1903

Available unfurnished 30th March 2026

Long term tenancy

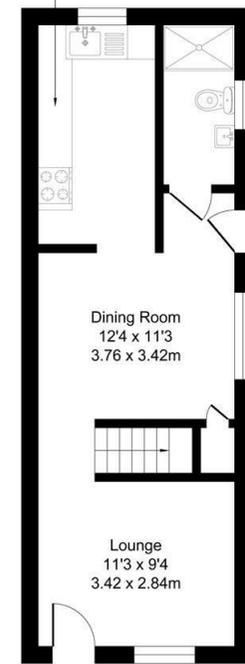
- End Of Terrace House
- 2/3 Bedrooms
- Double Glazing Throughout
- Small Garden
- Sorry, No Pets
- Unfurnished House
- Gas Central Heating
- 67.3 sqm / 725 sqft
- Street Parking
- Sorry, No Smokers

### IMPORTANT NOTICE

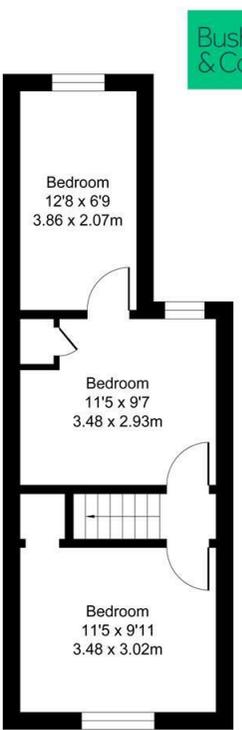
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



**Ground Floor**  
Area: 35.4 m<sup>2</sup> ... 381 ft<sup>2</sup>



**First Floor**  
Area: 31.9 m<sup>2</sup> ... 344 ft<sup>2</sup>



Total Area: 67.3 m<sup>2</sup> ... 725 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

