



Bush & Co.

31 Howard Road, Cambridge - £1,450 PCM

A recently refurbished two bedroom ground floor Maisonette offering quick access to the City Centre, Addenbrookes hospital, many local shops and amenities and major road links including the A14/M11. The property has recently been refurbished including a refitted shower room, new flooring and redecoration throughout, new combination boiler and newly installed work top, extractor fan and white goods in the kitchen.

Entrance

Ground floor entrance hall way with storage cupboard

Kitchen

9'10" x 6'4" (3.01 x 1.95)
Modern fitted kitchen with newly installed fridge freezer, washing machine, extractor fan and electric cooker

Living Room

12'10" x 11'11" (3.93 x 3.65)
Spacious rear living room with laminate flooring and patio doors leading to rear enclosed garden

Bedroom 1

11'11" x 9'10" (3.65 x 3.02)
Front master bedroom with fitted wardrobe and units

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 2

9'10" x 8'5" (3.02 x 2.58)
Front small double bedroom

Shower Room

Refitted shower room with large walk-in shower, hand basin, WC, heated towel rail and cupboard housing the boiler

Garden & Parking

Rear enclosed garden and street parking available (permit not required)

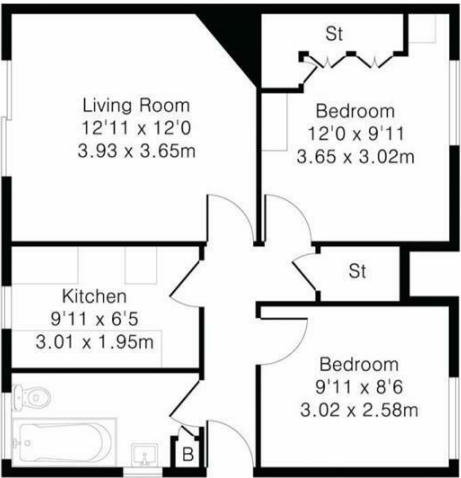
Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished 18th October 2025
Long term tenancy

- Two Bedrooms
- Recently Refurbished
- Double Glazing
- Street Parking
- Refitted Shower Room
- Ground Floor Maisonette
- 50 sqm / 541 sqft
- Gas Central Heating
- Rear Enclosed Garden
- Sorry, No Pets or Smokers



Approximate Gross Internal Area 541 sq ft - 50 sq m



Ground Floor

