



Bush & Co.

A beautifully presented two bedroom Semi Detached house with conservatory in very popular modern development in Great Shelford just minutes from the cycle path to Addenbrookes, walking distance to the mainline station, shops and local amenities and with good road access to the City Centre, A10 and M11.

8'1" x 9'11" (2.48 x 3.04)
Fitted modern kitchen with electric
hob and oven, fridge-freezer,
washer-drier and slimline
dishwasher

15'5" x 11'4" (4.71 x 3.46)
With wooden floor leading to conservatory

9'6" x 10'11" (2.90 x 3.35)
Located just off the living room
opening to sunny garden

8'6" x 12'3" (2.61 x 3.74)
Located at the front of the property
with fitted wardrobe and chest

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.

9'0" x 13'5" (2.75 x 4.11)
Located at the rear of the property
with fitted wardrobe

Tiled shower room

Delightful sunny landscaped garden
with two sheds

EPC Rating – C
Council Tax Band – C (South
Cambridgeshire Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished 4th
December 2025
Long term tenancy

- Two Bedroom
- Unfurnished
- 68 sqm / 740 sqft
- Allocated Parking
- Sorry, No Smokers
- Semi Detached
- Gas Central Heating and Double Glazing
- Medium Garden with Two Sheds
- Conservatory
- Close to Great Shelford Train Station

