



Bush & Co.

59 Cavendish Road, Cambridge - £1,700 PCM

A delightful two bedroom, Victorian terraced house located just off vibrant Mill Road with a wide variety of shops, cafes, restaurants and local amenities and within walking distance of the main line station and the City Centre.

Living Room

11'6" x 10'0" (3.53 x 3.05)
Front living room with sofa and tv unit

Dining Room

12'7" x 11'6" (3.86 x 3.53)
With small sofa, table and chairs and wooden flooring

Kitchen

12'9" x 6'9" (3.89 x 2.06)
Rear kitchen with microwave, under counter fridge and freezer, electric oven and washing machine.
Back door leading to rear garden

Bedroom 1

11'6" x 10'0" (3.53 x 3.07)
Front double bedroom with double bed and mattress, wardrobe and bedside tables

Bedroom 2

10'0" x 8'7" (3.07 x 2.62)
Second bedroom with two single beds and mattresses

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.

Bathroom

Large rear bathroom with shower over bath, WC and hand basin

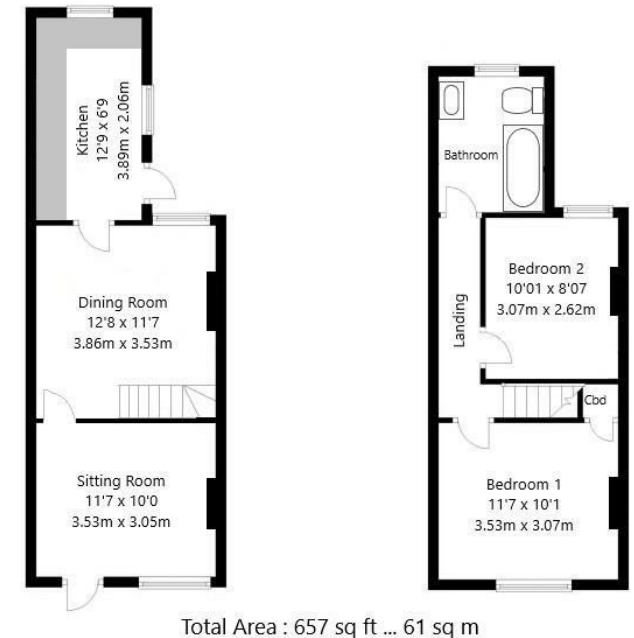
Garden and Parking

Rear garden with shed and street parking (no permit required)

Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available furnished 1st December 2025
Long term tenancy
Furnished/Unfurnished

- Two Bedroom House
- Gas Central Heating
- Sorry No Pets or Smokers
- Street Parking (No Permit Required)
- Double glazing
- Furnished or Unfurnished
- 61 sqm / 657 sqft
- Rear Garden
- Great Location
- 1 Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk