



Bush & Co.

4 Kingston Street, - £1,800 PCM

Charming two bedroom mid terrace Victorian house located just off Mill Road within easy walking distance of the main line train station and city centre

### Living Room

25'5" x 11'3" m (7.77 x 3.43 m)  
Spacious open living room with wood flooring

### kitchen

11'3" x 9'5" m (3.43 x 2.88 m)  
Rear fitted kitchen with door to garden with gas hob, electric oven, fridge freezer, washing machine & dishwasher

### Bedroom 1

11'10" x 11'3" m (3.63 x 3.43 m)  
Good sized front double bedroom

### Bedroom 2

13'3" x 5'4" m (4.04 x 1.65 m)  
Single bedroom

### Bathroom

Bathroom with bath and separate shower

### Rear Garden

Enclosed rear garden with rear access and shed

### 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.

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

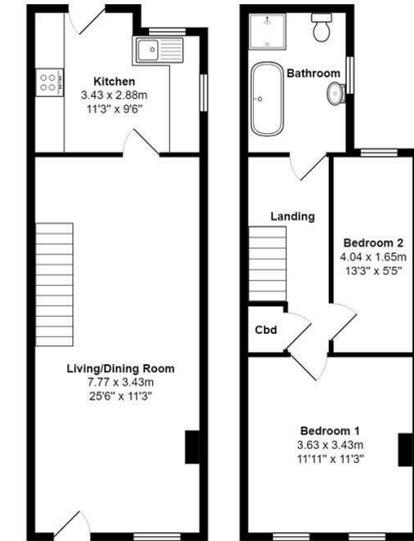
### Key Information

EPC Rating – D  
Council Tax Band – C  
Rent – £1800 pcm (£415 pw)  
Deposit – £2076  
Available unfurnished 26  
September 2025  
Long Term Tenancy

- Delightful Unfurnished Two Bedroom House
- Enclosed Rear Garden
- Pets Considered
- Sorry, No Smokers
- Gas Central Heating and Double Glazing
- Within Walking Distance of The Railway Station and City Centre
- Permit Parking Available



Kingston Street



Total Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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