



Bush & Co.



## 1 Tower Road, Cambridge - £1,600 PCM

Three bedroom Semi-detached family house ideally located within walking distance of the shops and amenities of Sawston High Street and with quick access to M11 and the A505, mainline stations at Great Shelford and Whittlesford, Granta Park, The Sanger Centre and Addenbrookes Hospital.

### Living Room

12'11" x 13'3" (3.95 x 4.06)  
Front living room leading to kitchen/dining area

### Kitchen/Dining Room

19'8" x 9'4" (6.00 x 2.85)  
Rear kitchen/dining room with electric hob and oven, plumbing for washing machine and space for fridge freezer (not supplied)

### Bedroom 1

13'3" x 13'4" (4.04 x 4.08)  
Front double bedroom with wardrobe

### Bedroom 2

8'9" x 12'11" (2.67 x 3.95)  
Rear double bedroom with wardrobe

### Bedroom 3

8'0" x 8'11" (2.45 x 2.72)  
Single bedroom

### Bathroom

Modern first floor bathroom with electric shower over bath

### Garden and Parking

Gardens laid to lawn, single garage and off road parking for two cars

### Key Information

EPC Rating – D

Council Tax Band – D (South Cambridgeshire Council)

Rent – £1600 pcm (£369 pw)

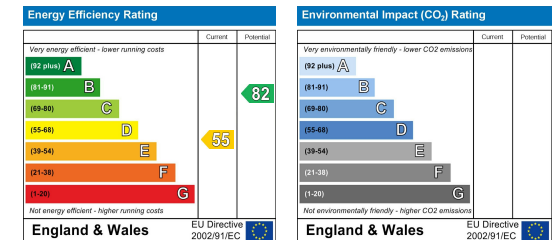
Deposit – £1846

Available unfurnished 13th September

Long term tenancy

Regret not available to share groups of more than two

- Three Bedrooms • Unfurnished
- Gas Central Heating
- Double Glazing
- Sorry, No Pets or • Garage Smokers
- Medium Sized Garden • 90 sqm / 968 sqft
- 1 Bathroom



### 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.

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