



Bush & Co.



## 37 Pierce Lane, Cambridge - £1,500 PCM

A three bedroom detached house in the very popular village of Fulbourn with its many shops, local amenities and primary school and offering easy access to Cambridge City Centre, Addenbrookes Hospital and major road links including the A11 and A14.

### Living Room

11'11" x 10'11" (3.65 x 3.34)

Living room situated at the front of the property

### Family Room/Bedroom

11'11" x 10'11" (3.65 x 3.35)

Reception room/bedroom located at the front of the property

### Dining Room

13'11" x 10'0" (4.26 x 3.05)

### Kitchen

14'0" x 9'11" (4.29 x 3.03)

Kitchen/breakfast room at the rear of the property with electric oven and hob, fridge, washing machine and small freezer

### Bedroom 1

11'11" x 10'11" (3.64 x 3.35)

Double bedroom with wardrobe and chest of drawers

### Bedroom 2

11'11" x 10'11" (3.64 x 3.34)

Double bedroom with small wardrobe and chest of drawers

### 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.

### Bedroom 3

10'2" x 7'0" (3.10 x 2.14)

Single bedroom (access through this to bathroom) with built in storage

### Bathroom

Bathroom with shower over bath, WC and hand basin

### Key information

EPC Rating – D

Council Tax Band – E (South Cambridgeshire Council)

Rent – £1500 pcm (£346 pw)

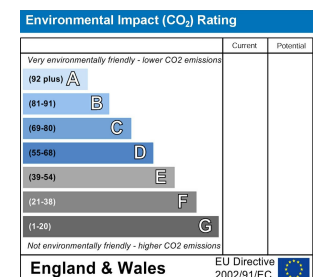
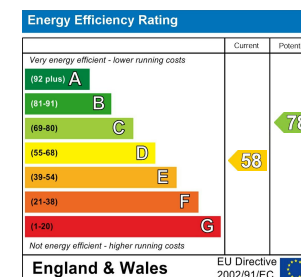
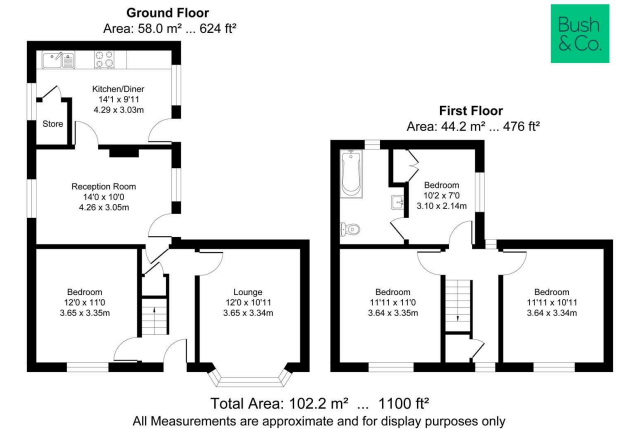
Deposit – £1730

Available unfurnished 12th February 2026

Long term tenancy

Maximum two sharers

- Three Bedroom House
- Gas Central Heating
- Rear Garden
- Three Reception Rooms
- Pets Considered
- Street Parking
- Partially Double Glazed
- 102.2 sqm / 1100 sqft
- Regret Not Available To More Than Two Sharers



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