



Bush & Co.



# 31 Cambridge Road, Cambridge - £1,350 PCM

A well presented two bedroom end terrace Victorian house in the popular village of Waterbeach close to the railway station and local schools, shops and amenities. The property also offers quick access to the Science and Business Parks, local Park & Ride, Cambridge City Centre and major road links including the A10, A14 and M11.

## Entrance Porch

Entrance porch leading to front sitting room

## Sitting Room

12'3" x 11'6" (3.74 x 3.53)  
Front sitting room leading to dining area

## Dining Room

12'3" x 9'11" (3.74 x 3.04)  
Dining room with stairs to first floor and back door leading to garden

## Kitchen

8'0" x 9'1" (2.44 x 2.78)  
Rear kitchen with electric hob and oven, fridge freezer and washing machine

## Bathroom

Ground floor bathroom located off the kitchen with electric shower over corner bath

## Bedroom 1

12'3" x 11'6" (3.74 x 3.53)  
Front double bedroom

## Bedroom 2

9'2" x 9'11" (2.80 x 3.04)  
Rear small double bedroom with cupboard

## Garden

Enclosed rear garden mostly laid to lawn with shed and side access

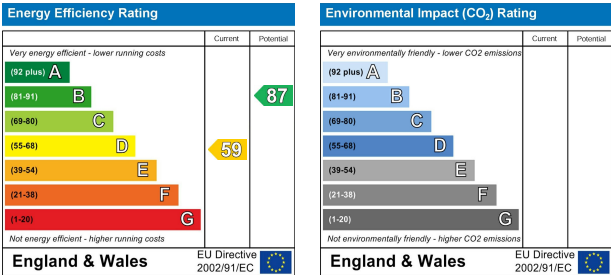
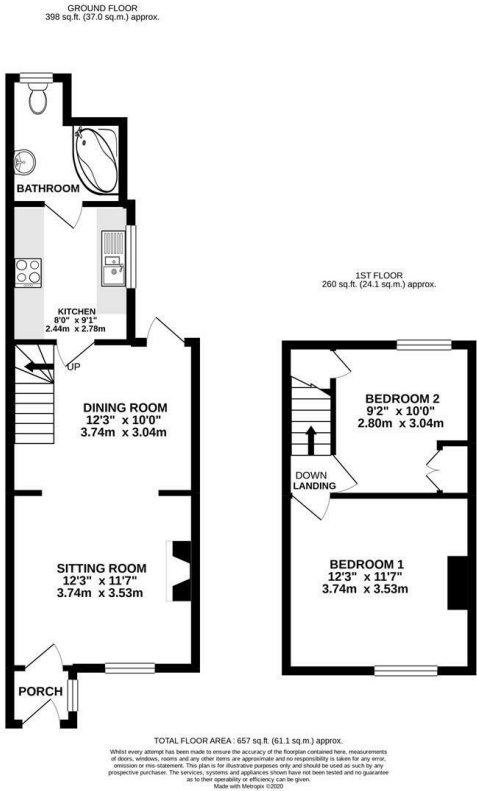
## Parking

On street parking available (no permit required)

## Key Information

EPC Rating – D  
Council Tax Band – C (South Cambridgeshire Council)  
Rent – £1350 pcm (£311 pw)  
Deposit – £1557  
Available unfurnished 8th September 2025  
Long term tenancy

- Two Bedroom House
- Unfurnished Property
- Gas Central Heating
- Double Glazed
- 61.1 sqm / 657 sqft
- Medium Sized Garden
- Street Parking Available
- Sorry, No Pets or Smokers
- 2 Reception Rooms
- Great Location



## 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.

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