

Bush & Co.

# 43 Clara Rackham Street, Cambridge - £2,750 PCM

A spectacular three bedroom semi detached town house which is arranged over three floors, located in the thriving and popular Timber Works development, just minutes from vibrant Mill Road and within walking distance of the City Centre, main line train station, local gym and a variety of shops, cafes and local amenities. The property is unfurnished but comes with all white goods and has one allocated parking space.

### **Entrance Hallway**

Large entrance hallway with storage cupboard and WC

#### Kitchen

8'0" x 14'1" (2.45 x 4.30)

Modern fitted kitchen with Bosch electric hob, built in oven and microwave and integrated washing machine, fridge freezer and dishwasher

# **Dining/Family Room**

16'10" x 10'7" (5.15 x 3.25)

Located at the rear of the house just off the kitchen a dining/family room with doors to sunny enclosed garden

# **Living Room**

16'10" x 10'2" (5.15 x 3.10)

Bright first floor living room located at the front of the house with two large windows giving the room lots of natural light

## Bedroom 2

16'10" x 8'4" (5.15 x 2.55)

First floor rear double bedroom

#### **Bathroom**

7'10" x 6'6" (2.40 x 1.99)

Large family bathroom located on the first floor with heated towel rail and shower over bath

#### **Bedroom 1**

13'5" x 10'2" (4.10 x 3.10 )

Second floor master bedroom with en suite shower room, built in sliding wardrobes and air conditioning unit

#### Bedroom 3

13'5" x 7'4" (4.10 x 2.25)

Second floor rear generously sized single bedroom

#### Garden and Parking

Enclosed rear garden with shed and side access Allocated parking for one car and car charging point

## **Key information**

EPC Rating - B

Council Tax Band – E (Cambridge City Council) Rent – £2750 pcm (£634 pw)

Deposit - £3173

Available unfurnished 12th December 2025 Long term tenancy

Underfloor heating on ground floor Electric car charging point at the front of the

Air conditioning unit in top floor master bedroom

Regret not available to share groups of more than two

- Spectacular Semi Detached House
- 3 Bedrooms / 2 Bathrooms / Downstairs WC
- 114 sqm / 1227 sqft
- · Rear Enclosed Garden
- Allocated Parking and Electric Car Charger
- Double Glazing Throughout
- Gas Central Heating
- Sorry, No Pets or Smokers
- Perfect Family Home
- Regret not available to share groups more than two

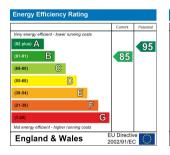


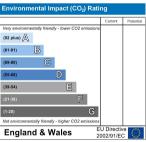






GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
KITCHEN DINING/FAMILY ROOM	2.45m x 4.30m 5.15m x 3.25m		LIVING ROOM BEDROOM 2	5.15m x 3.10m 5.15m x 2.55m		MASTER BEDROOM BEDROOM 3	4.10m x 3.10m 4.10m x 2.25m	





## **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.