



Bush & Co.

# 24 St Matthews Gardens, Cambridge - £2,900 PCM

A beautifully presented four bedroom modern town house arranged over four floors, located in this popular development in St Matthews Gardens within walking distance of the Beehive Centre, the City Centre, many shops, cafes and local amenities and with good access to the mainline train station and A14. The property is furnished and suitable for a group of four professional sharers who know each other.

### Entrance Hallway

Ground floor entrance hall way with WC

### Living Room

15'7" x 14'6" (4.75 x 4.42)

Bright ground floor living room with study area (2.23 x 1.70m)

### Kitchen/Dining Room

21'9" x 15'5" (6.63 x 4.72)

Lower floor kitchen and dining room with back door leading to garden. The kitchen is fitted with a dishwasher, washer drier, two fridge freezers and electric hob with oven and extractor hood

### Bedroom 2

15'7" x 10'10" (4.75 x 3.31)

Rear first floor double bedroom

### Bedroom 3

10'11" x 8'9" (3.34 x 2.69)

Front first floor small double bedroom

### Bathroom

First floor main bathroom with shower over bath

### Bedroom 1

12'11" x 10'2" (3.95 x 3.11)

Top floor large master bedroom with en-suite shower room and wardrobe

### Bedroom 4

15'7" x 7'6" (4.75 x 2.31)

Rear top floor small double bedroom

### Garden & Parking

Enclosed rear garden and one allocated underground parking space

### Key information

EPC Rating – C

Council Tax Band – E (Cambridge City Council)

Rent – £2900 pcm (£669 pw)

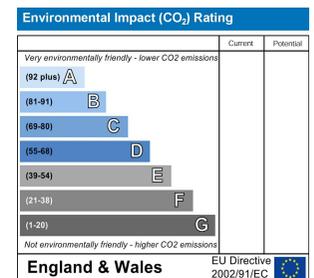
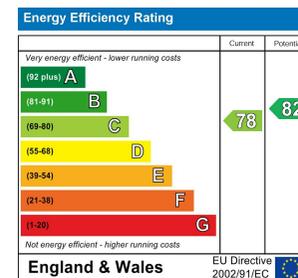
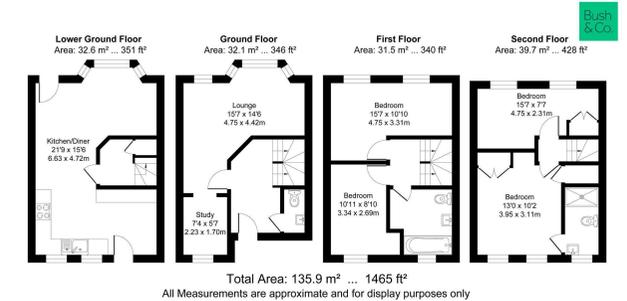
Deposit – £3346

Available furnished 18th April 2026

Long term tenancy

Available to groups of 4 professional sharers

- Four Bedroom Town House
- Furnished
- Gas Central Heating & Double Glazed
- Small Enclosed Garden
- One Allocated Secure Parking Space
- Generously Sized House
- Two Bathrooms
- Sorry, No Smokers
- 135.9 sqm / 1465 sqft
- Available To Groups of 4



### 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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