



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

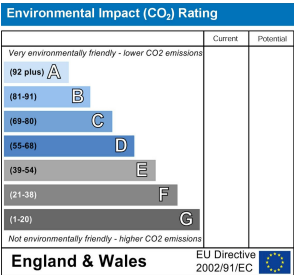
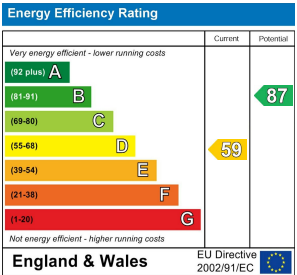
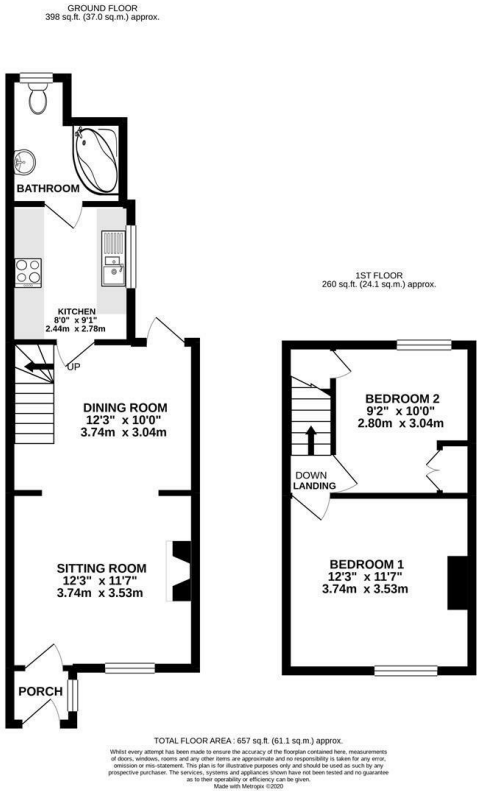
On street parking available (no permit required)

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