



Bush & Co.



# 82 Windsor Road, Cambridge - £2,100 Per Month

Recently redecorated substantial four bedroom semi-detached part furnished family house located in a quiet residential cul-de-sac just off Histon Road. The house offers quick access to the city centre, the science and business parks, A14 and M11.

## Entrance Hall

Entrance hall

## Living Room

14'8" x 11'10" (4.49 x 3.63m)  
Front living room with bay window

## Dining Room

11'11" x 11'7" (3.65 x 3.55m)  
Rear dining room with doors opening to the garden

## Downstairs WC

## Kitchen

13'6" x 6'6",78'8" (4.13 x 2,24m)  
Newly refitted modern kitchen with gas hob, electric oven, dishwasher fridge-freezer and washing machine  
Gas boiler  
Back door leading to garden

## Bedroom 1

11'10" x 11'7" (3.63 x 3.55m)  
Front double bedroom with fitted wardrobes

## Bedroom 2

11'10" x 11'7" (3.63 x 3.55m)  
Rear double bedroom overlooking the garden

## Bedroom 3

10'6" x 6'9" (3.22 x 2.06m)  
Rear Single bedroom with wardrobe

## 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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## Bedroom 4

10'6" x 7'0" (3.22 x 2.14)  
Front single bedroom or study

## Bathroom

Family bathroom with shower over the bath

## Front Driveway and Garden

Front garden laid to lawn and driveway parking for one car

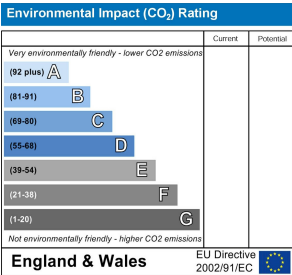
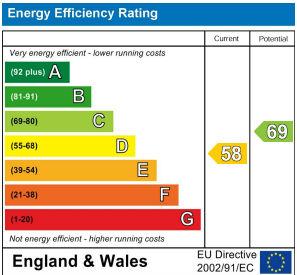
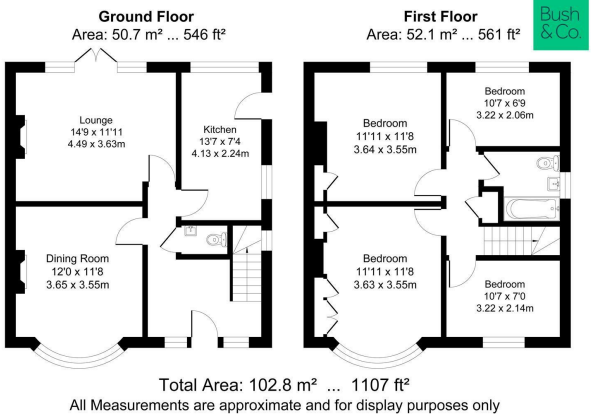
## Rear Garden

Large rear garden laid mainly to lawn with shed and side access

## Key Information

EPC Rating – D  
Council Tax Band – E  
Rent – £2100pcm (£484 pw)  
Deposit £2423  
Part furnished 2nd August 2025  
Long term tenancy

- Redecorated Four Bedroom Part Furnished Family House
- Easy access to city centre and Science and Business parks
- Pets considered
- No access to the garage
- Gas central heating and double glazing
- In quiet cul de sac location
- Newly refitted kitchen
- Large rear garden with shed
- Driveway Parking for one car
- Regret not available to share groups



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