



Bush & Co.

1A Common Lane, Cambridge - £1,600 PCM

A charming and recently refurbished three bedroom link detached house just minutes from Sawston High Street offering a wide variety of shops and local amenities and providing quick access to the mainline train stations at Great Shelford and Whittlesford, Addenbrookes Hospital, Granta Park, Cambridge City Centre and major road links including the A505, A11 and M11. Further benefits include newly installed kitchen, redecorated throughout, two bathrooms and off street parking available to the rear of the house.

Entrance Hall

Spacious entrance hall with ground floor WC and stairs leading to first floor

Living Room

20'4" x 11'3" (6.22 x 3.44)
Large living room with wooden floor and patio door to sunny garden

Kitchen

11'8" x 8'8" (3.56 x 2.66)
Newly installed modern kitchen with electric hob and oven, extractor hood, fridge freezer and washing machine

Bedroom 1

11'3" x 11'3" (3.45 x 3.44)
Rear master double bedroom with ensuite shower room

Bedroom 2

11'3" x 8'9" (3.44 x 2.67)
Front second double bedroom

Bedroom 3

11'8" x 8'3" (3.56 x 2.52)
Third front bedroom perfectly suited for an infant bedroom or study

Bathroom

Modern first floor bathroom with shower over bath, WC, hand basin and heated towel rail

Garden & Parking

Rear garden mostly laid to lawn with decking area and one off road parking space

Key Information

- EPC Rating – C

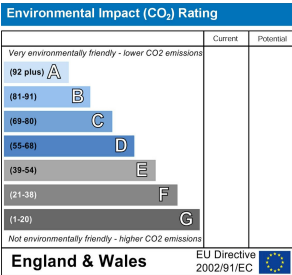
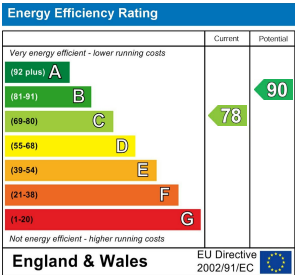
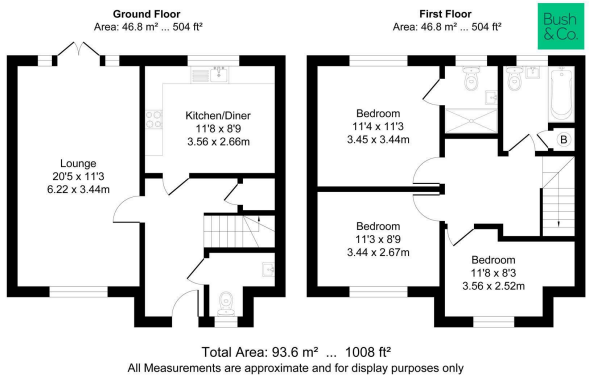
Council Tax Band – D (South Cambridgeshire Council)

Rent – £1600 pcm (£369 pw)

Deposit – £1846

Available unfurnished now

Long term tenancy
- Three Bedrooms
 - Two Bathrooms
 - Gas Central Heating
 - Ground Floor WC
 - Newly Installed Kitchen
- Link Detached House
 - Double Glazing
 - Rear Garden With One Parking Space
 - Recently Redecorated
 - Available Now



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.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk