



Bush & Co.

### 3 Vinery Road, Cambridge - £3,000 PCM

A superbly presented, four bedroom terraced family house located just off vibrant Mill Road within walking distance of the City Centre, the mainline Train Station and many shops, cafes and local amenities and providing quick access to Addenbrookes Hospital and major road links including the A14 and M11. We regret that this house is not available to share groups.

The very smart accommodation with many original features including wooden boarded vernacular walls and decorative corbels comprises:

#### Entrance Hall

#### Living Room

13'8" x 10'3" (4.17 x 3.13)

Front living room with bay window and wood flooring

#### Kitchen/Dining Room

22'1" x 9'8" (6.74 x 2.95)

Rear extended kitchen/dining room with Velux ceiling windows and doors to the garden. Kitchen is fitted with Bosch and Neff appliances: electric hob and oven, washing machine, dishwasher and fridge-freezer

#### Shower Room

Downstairs shower room located off the kitchen with Hans Grohe fittings to all bathrooms

#### Bedroom 1

11'3" x 11'0" (3.44 x 3.36)

Front double with wardrobes

#### Bedroom 2

9'1" x 8'9" (2.79 x 2.67)

Rear double bedroom with wardrobes

#### Bedroom 3

10'11" x 7'5" (3.35 x 2.28)

Rear double with wardrobes

#### Bedroom 4

11'0" x 5'10" (3.36 x 1.79)

Front single bedroom furnished as a study

#### Bathroom

Family bathroom with shower over the bath and separate toilet

#### Garden

Sunny enclosed mature rear garden with patio, seating area, lawn and covered bike store

#### Parking

On street parking available (permit not required)

#### Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £3000 pcm (£692 pw)

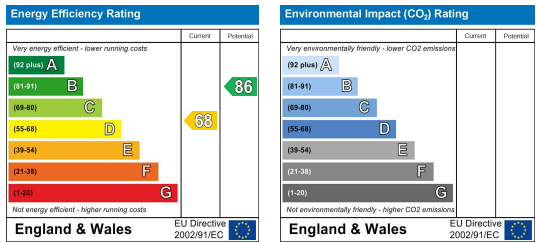
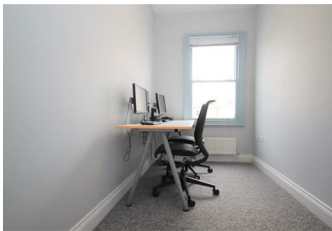
Deposit – £3461

Available fully furnished 15th August 2025

Long term tenancy

Regret not available to share groups

- Four Bedroom House
- Gas Central Heating
- 102 sqm / 1097 sqft
- Rear Garden
- Great Family House
- Fully Furnished
- Double Glazed
- Sorry, No Pets or Smokers
- Street Parking Available
- Central 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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