



Bush & Co.

296 Coldhams Lane, Cambridge - £1,850 PCM

A well presented detached three bedroom family house within walking distance of shops, gym and many local amenities and offering quick and easy access to the City Centre and A14.

Entrance Hallway

Kitchen

9'7" x 6'8" m (2.94 x 2.05 m)
With dining area supplied with gas hob and electric oven, fridge-freezer and washing machine

Conservatory

9'11" x 8'10" (3.03 x 2.71)
Rear conservatory area with patio doors opening to the long sunny garden

Living area

13'5" x 11'6" (4.09 x 3.52)
Living area with tiled flooring

Dining area

12'9" x 6'10" (3.90 x 2.10)
Dining area with tiled flooring

Bedroom 1

12'11" x 8'6" (3.94 x 2.61)
Front double bedroom

Bedroom 2

11'6" x 9'10" (3.51 x 3.01)
Rear double bedroom

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.

Bedroom 3

8'4" x 6'9" (2.55 x 2.08)
Single bedroom

Shower Room

Modern shower room with heated towel rail

Garden and Parking

Single garage and driveway parking for two cars, large enclosed rear garden

Key information

EPC Rating – D
Council Tax Band – D (Cambridge City Council)
Rent – £1850 pcm (£426 pw)
Deposit – £2130
Available unfurnished 1st July
Long term tenancy
Available to families, professional couples and maximum 2 sharers

- Detached Three Bedroom House
- Unfurnished Property
- Garage and Driveway Parking
- Sorry, no smokers
- Front and rear gardens
- Gas central heating and Double Glazing
- Sorry, no pets



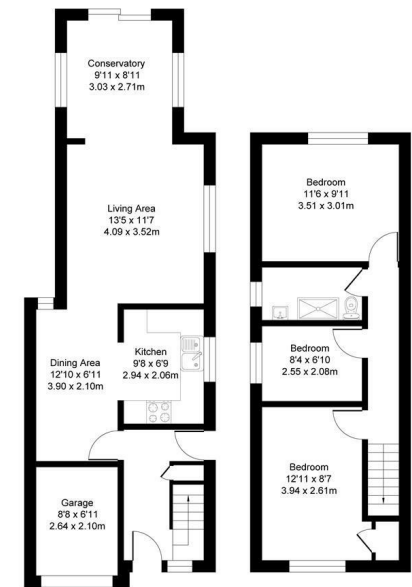
296 Coldhams Lane, Cambridge

Ground Floor

Area: 33.5 m² ... 361 ft²

First Floor

Area: 37.5 m² ... 404 ft²



Total Area: 71.0 m² ... 765 ft²

All Measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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