



Bush & Co.



## 35 Cockburn Street, Cambridge - £1,650 PCM

A spacious Victorian three bedroom mid terrace house situated just off vibrant Mill Road conveniently located with good access to the mainline railway station, Addenbrookes Hospital and Cambridge City Centre and within walking distance of many shops, cafes and local amenities. The property has recently been redecorated throughout and new carpets installed on the stairs and first floor.

### Living/Dining Room

21'5" x 11'2" (6.53 x 3.41)

Large open plan living/dining room with wooden flooring and stairs leading to first floor

### Kitchen

9'6" x 6'5" (2.91 x 1.98)

Kitchen with access to ground floor rear bathroom and back door leading to enclosed garden.

The kitchen is equipped with undercounter fridge, electric cooker and washing machine

### Bathroom

7'4" x 6'1" (2.26 x 1.87)

Rear ground floor bathroom located off the kitchen with shower over bath, WC, hand basin and heated towel rail

### Bedroom 1

11'1" x 10'5" (3.40 x 3.20)

Front double bedroom

### Bedroom 2

5'8" x 10'6" (1.73 x 3.21)

Middle second 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

6'5" x 9'6" (1.97 x 2.90)

Rear third bedroom

### Garden

Rear enclosed garden mostly laid to lawn with shed

### Parking

Street parking available on Cockburn Street (permit required)

### Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1650 pcm (£380 pw)

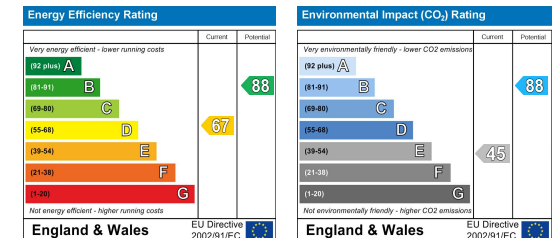
Deposit – £1903

Available unfurnished now

Long term tenancy

Regret not available to share groups of more than two

- Three Bedroom Mid-Terrace House
- 61 sqm / 656 sqft
- Recently Redecorated & New Carpets
- Unfurnished
- Regret Not Available To Share Groups Of More Than Two
- Gas Central Heating & Partially Double Glazed
- Street Parking Available (Permit Required)
- Available Now
- Great Location
- Rear Sunny Garden



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