



Bush & Co.

10 Latimer Close, Cambridge - £1,600 PCM

A delightful modern two bedroom Semi-Detached house offering quick access to the City Centre, Addenbrookes hospital, A14/M11 and many local shops and amenities.

Entrance Hallway

Kitchen/Dining Room

16'6" x 9'10" (5.03 x 3.00)
Spacious front kitchen with fridge freezer, gas hob and electric oven, washing machine and dishwasher

Living Room

13'1" x 10'8" (3.99 x 3.26)
Rear living room with patio doors to large sunny garden

Bedroom 1

13'3" x 10'11" (4.06 x 3.35)
Front master bedroom

Bedroom 2

13'1" x 8'7" (3.99 x 2.64)
Rear double bedroom

Garden & Parking

Large enclosed garden with shed and side access
Driveway parking for one car and plenty of street parking available

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.

Key information

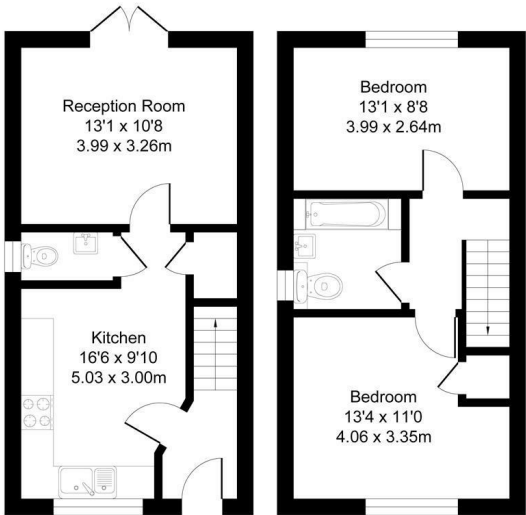
EPC Rating – B
Council Tax Band – C (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished now
Long term tenancy

- Two Double Bedrooms
- 66.4 sqm / 716 sqft
- Driveway Parking
- Large Sunny Enclosed Garden
- Ground Floor WC
- Semi-Detached
- Gas Central Heating and Double Glazed
- Modern Fitted Kitchen
- Sorry, No Smokers or Pets
- Great Location



10 Latimer Close, Cambridge

Ground Floor Area: 33.2 m² ... 358 ft²
First Floor Area: 33.2 m² ... 358 ft²



Total Area: 66.4 m² ... 716 ft²
All Measurements are approximate and for display purposes only

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