



Bush & Co.

1 Bayford Place, Cambridge - £1,650 PCM

A well presented three bedroom mid terrace house with garage providing good access to the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14, A10 and M11.

Entrance Hall

With useful range of cupboards under the stairs

Kitchen/Dining Room

10'7" x 8'2" (3.25 x 2.50)
Front fitted kitchen with gas cooker, washing machine and fridge freezer

Living Room

14'5" x 10'7" (4.41 x 3.25)
Rear living room with electric wood burner effect fire, wood effect laminate flooring and French doors to garden

Bedroom 1

11'6" x 8'2" (3.53 x 2.49)
Front master bedroom with cupboard

Bedroom 2

8'5" x 7'6" (2.57 x 2.30)
Rear second bedroom

Bedroom 3

9'10" x 5'8" (3.00 x 1.74)
Rear third bedroom perfectly suited for an infant room or study

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.

Bathroom

Modern bathroom with shower over bath, hand basin with storage and WC

Garden & Parking

Rear enclosed garden mostly laid to lawn with with decking area, rear access and shed. There is also a single garage near by and off street parking

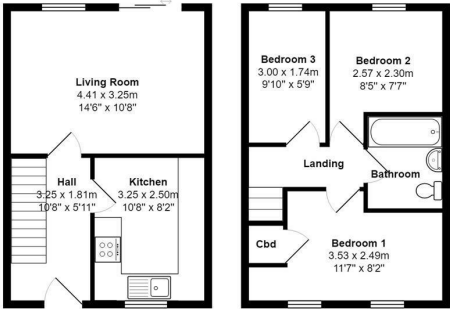
Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1650 pcm (£380 pw)
Deposit – £1903
Available unfurnished 15th August 2025
Long term tenancy

- Three Bedroom House
 - Unfurnished
 - Sorry, No Pets or Smokers
 - Double Glazing
 - Great Location
- Single Garage
 - 58.2 sqm / 627 sqft
 - Medium Sized Garden
 - Gas Central Heating
 - Rear Enclosed Garden



Bayford Place



Total Area: 58.2 m² ... 627 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesjarrison.co.uk

