



Bush & Co.

43 Clara Rackham Street, Cambridge - £2,600 PCM

A spectacular three bedroom semi detached town house which is arranged over three floors, located in the thriving and popular Timber Works development, just minutes from vibrant Mill Road and within walking distance of the City Centre, main line train station, local gym and a variety of shops, cafes and local amenities. The property is unfurnished but comes with all white goods and has one allocated parking space.

Entrance Hallway

Large entrance hallway with storage cupboard and WC

Kitchen

8'0" x 14'1" (2.45 x 4.30)
Modern fitted kitchen with Bosch electric hob, built in oven and microwave and integrated washing machine, fridge freezer and dishwasher

Dining/Family Room

16'10" x 10'7" (5.15 x 3.25)
Located at the rear of the house just off the kitchen a dining/family room with doors to sunny enclosed garden

Living Room

16'10" x 10'2" (5.15 x 3.10)
Bright first floor living room located at the front of the house with two large windows giving the room lots of natural light

Bedroom 2

16'10" x 8'4" (5.15 x 2.55)
First floor rear double bedroom

Bathroom

7'10" x 6'6" (2.40 x 1.99)
Large family bathroom located on the first floor with heated towel rail and shower over bath

Bedroom 1

13'5" x 10'2" (4.10 x 3.10)
Second floor master bedroom with en suite shower room, built in sliding wardrobes and air conditioning unit

Bedroom 3

13'5" x 7'4" (4.10 x 2.25)
Second floor rear generously sized single bedroom

Garden and Parking

Enclosed rear garden with shed and side access
Allocated parking for one car and car charging point

Key information

EPC Rating – B
Council Tax Band – E (Cambridge City Council)
Rent – £2600 pcm (£600 pw)
Deposit – £3000
Available unfurnished 12th December 2025
Long term tenancy
Underfloor heating on ground floor
Electric car charging point at the front of the house
Air conditioning unit in top floor master bedroom
Regret not available to share groups of more than two

- Spectacular Semi Detached House
- 114 sqm / 1227 sqft
- Allocated Parking and Electric Car Charger
- Gas Central Heating
- Perfect Family Home
- 3 Bedrooms / 2 Bathrooms / Downstairs WC
- Rear Enclosed Garden
- Double Glazing Throughout
- Sorry, No Pets or Smokers
- Regret not available to share groups more than two

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.



GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
KITCHEN	2.45m x 4.30m	8'0" x 14'1"	LIVING ROOM	5.15m x 3.10m	16'9" x 10'1"
DINING/FAMILY ROOM	5.15m x 3.25m	16'9" x 10'6"	BEDROOM 2	5.15m x 2.55m	16'9" x 8'3"
			MASTER BEDROOM	4.10m x 3.10m	13'4" x 10'1"
			BEDROOM 3	4.10m x 2.25m	13'4" x 7'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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