



Bush & Co.



89 Cromwell Road, Cambridge - £1,750 PCM

A delightful two bedroom terraced house ideally located within walking distance of wide variety of shops and local amenities, the mainline Train Station, local gym and the City Centre.

Entrance Hall

Entrance hall with downstairs WC

Kitchen

10'4" x 6'7" (3.15 x 2.01)  
Front fitted kitchen with gas hob, electric oven, washing machine and fridge freezer

Living Room

13'3" x 10'7" (4.06 x 3.25)  
Bright rear living room with laminate flooring, stairs to first floor and French doors to garden

Bedroom 1

11'1" x 9'6" (3.40 x 2.90)  
Master bedroom with wardrobe and en-suite shower room

Bedroom 2

11'10" x 7'0" (3.63 x 2.15)  
Second double bedroom

Bathroom

Spacious bathroom with bath, WC and hand basin

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.

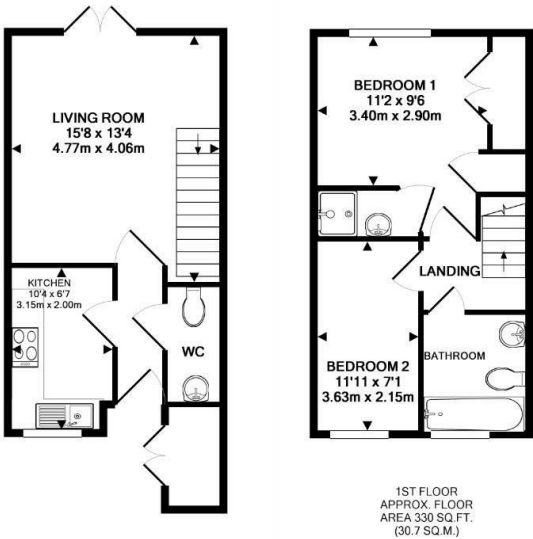
Garden & Parking

Rear enclosed garden mostly laid to lawn with small patio area and one allocated parking space to the rear

Key information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1750 pcm (£403 pw)  
Deposit – £2019  
Available unfurnished 30th July 2025  
Long term tenancy  
Solar panel water heating

- Two Bedroom House
- 62 sqm / 671 sqft
- Downstairs WC
- One Allocated Parking Space
- Great Location
- Unfurnished
- Two Bathrooms
- Rear Enclosed Garden
- Gas Central Heating & Double Glazed
- Sorry, No Pets or Smokers



GROUND FLOOR APPROX. FLOOR AREA 341 SQ. FT. (31.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 671 SQ. FT. (62.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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