



Bush & Co.

# 88 Ross Street, Cambridge - £1,850 PCM

A delightful three bedroom Victorian end of terrace house located off vibrant Mill Road, within walking distance to the mainline Train Station, the City Centre, many local shops, cafes and amenities, good access to Addenbrookes Hospital and with easy transport links to the A14 and M11. The house is offered unfurnished and is available now. Regret the property is not available to share groups of more than two.

## Entrance Hall

Entrance hall with stairs leading to first floor

## Living/Dining Room

Open plan living/dining room with wooden floorboards and Victorian fireplace  
 Living Room 3.28m x 3.12m  
 Dining Room 3.43m x 3.35m

## Kitchen

12'9" x 5'2" (3.89m x 1.60m)  
 Rear fitted kitchen with washing machine, slimline dishwasher, electric oven and fridge freezer  
 There is also under stairs storage and door to lean to leading to enclosed rear garden

## Bedroom 1

13'10" x 10'11" (4.22m x 3.35)  
 Front master bedroom with cast iron period fireplace and fitted wardrobe

## Bedroom 2

11'6" x 8'5" (3.53m x 2.59)  
 Middle second bedroom with cast iron fireplace

## Bedroom 3

8'5" x 5'6" (2.59m x 1.68)  
 Rear third bedroom perfectly suited for a 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.

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## Bathroom

Modern bathroom with shower over bath, WC and hand basin

## Garden & Parking

Delightful mature rear garden with patio area and secure gated pedestrian access to the side  
 Street parking available (no permit required)

## Key Information

EPC Rating – D  
 Council Tax Band – C (Cambridge City Council)  
 Rent – £1850 pcm (£426 pw)  
 Deposit – £2134  
 Available unfurnished now  
 Initial 6 month tenancy  
 Regret not available to share groups of more than two

- Three Bedroom
- Gas Central Heating & Double Glazed Throughout
- Pets Considered
- Street Parking (No Permit Required)
- Great Location
- Unfurnished Property
- Sorry, No Smokers
- Rear Mature Garden
- Victoria End Terrace
- 84.2 sqm / 906 sqft



GROUND FLOOR  
 APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.2 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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	