



Bush & Co.

3 Vinery Road, Cambridge - £2,880 PCM

A superbly presented, four bedroom terraced family house located just off vibrant Mill Road within walking distance of the City Centre, the mainline Train Station and many shops, cafes and local amenities and providing quick access to Addenbrookes Hospital and major road links including the A14 and M11. We regret that this house is not available to share groups. The house is offered fully furnished and is available now.

The very smart accommodation with many original features including wooden boarded vernacular walls and decorative corbels comprises:

Entrance Hall

Living Room

13'8" x 10'3" (4.17 x 3.13)

Front living room with bay window and wood flooring

Kitchen/Dining Room

22'1" x 9'8" (6.74 x 2.95)

Rear extended kitchen/dining room with Velux ceiling windows and doors to the garden. Kitchen is fully equipped with cutlery, pans, coffee machine, Bosch and Neff appliances: electric hob and oven, washing machine, dishwasher and fridge-freezer

Shower Room

Downstairs shower room located off the kitchen with Hans Grohe fittings to all bathrooms

Bedroom 1

11'3" x 11'0" (3.44 x 3.36)

Front double with wardrobes

Bedroom 2

9'1" x 8'9" (2.79 x 2.67)

Rear double bedroom with wardrobes

Bedroom 3

10'11" x 7'5" (3.35 x 2.28)

Rear double with wardrobes

Bedroom 4

11'0" x 5'10" (3.36 x 1.79)

Front single bedroom furnished as a study

Bathroom

Family bathroom with shower over the bath and separate toilet

Garden

Sunny enclosed mature rear garden with patio, seating area, lawn and covered bike store

Parking

On street parking available (permit not required)

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £2880 pcm (£664 pw)

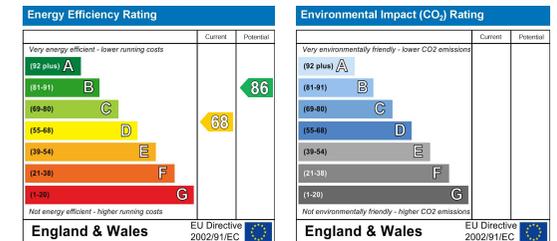
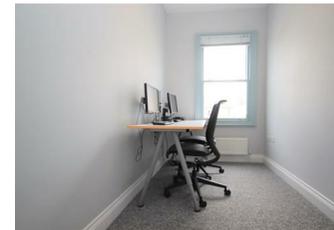
Deposit – £3323

Available fully furnished now

Long term tenancy

Regret not available to share groups

- Four Bedroom House
- Fully Furnished
- Gas Central Heating
- Double Glazed
- 102 sqm / 1097 sqft
- Sorry, No Pets or Smokers
- Rear Garden
- Street Parking Available
- Great Family House
- Central Location



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk