



Bush & Co.

78 Sturton Street, Cambridge - £1,750 Per Month

A delightful, skilfully extended two bedroom mid terrace Victorian terraced house within walking distance of Grafton Centre, railway station and City Centre and many local shops and amenities

Living Room

22'2" x 9'11" max (6.77 x 3.04 max)
Spacious living room with dining area
Extensive shelving, wood flooring and wood burner
Understairs cupboard
Furniture: dining table, sofa

Kitchen

11'1" x 9'10" (3.39 x 3.016)
Rear well fitted kitchen with 6 ring gas range with 2 ovens, fridge freezer and washing machine
Wood flooring. French doors leading to the garden

Bedroom 1

10'11" x 11'10" (3.33 x 3.62)
Front double bedroom with wood flooring
Furniture available: double bed, 2 chests, built in cupboard

Ensuite Shower Room

Small ensuite shower room with electric shower

Landing

Landing with wardrobe cupboard

Bedroom 2

8'0" x 10'0" (2.46 x 3.06)
Rear smaller double bedroom
Furniture available: futon, table and desk chair
Wood flooring

Bathroom

Bathroom with bath and mains shower over the bath
Velux window

Garden

Large rear paved garden with patio area and wooden shed
Side access

Key Information

EPC Rating – D
Council Tax Band – C
Rent – £1750 pcm (£403 pw)
Deposit – £2019

Available : part furnished or unfurnished now
Long term tenancy

- Bright, extended two bedroom house
- Available furnished or unfurnished
- Bathroom and ensuite shower room
- Gas central heating and double glazing
- Large paved garden with shed
- Side access with shed
- Walking distance to city centre
- Street parking with permit
- Regret no smoking



Energy Efficiency Rating	
	Current Potential
Very 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 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	
England & Wales	
EU Directive 2002/91/EC	

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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