



Bush & Co.



## 19 Newmarket Road Room 3, Cambridge - £520 PCM

A well presented furnished room for single occupant, situated in a shared Victorian Town House with a convenient City Centre location, ideally located for easy access to the Cam riverside and the City Centre. The nearby midsummer common offers an easy and scenic walk into the heart of historic Cambridge.

### Room

10'5" x 6'3" (3.18 x 1.91)

The room is located on the ground floor and it comes furnished with a single bed and mattress, desk, chair and chest of drawers

Just outside of the room there is another cupboard available

### Bathroom

There are two bathrooms in the property. On the ground floor there is a shower room with a WC and on the first floor the main bathroom with a bath, separate shower, washing machine and tumble dryer

### Communal Areas

The kitchen and living room are located on the lower level of the property

Living area (7.51 x 4.51) with patio doors to garden

Kitchen (1.46 x 3.70)

### 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.

### Garden

Large communal garden with rear access and bike storage

### Key Information

EPC Rating – D

Council Tax Band – N/A

Rent – £520 pcm (£120 pw)

Deposit – £600

Available furnished 10th February 2026

Long term tenancy

All bills are included in the rent

Regret not available to students

Single occupancy only

- Single Room Let
- Single Occupancy Only
- Secondary Glazing
- Garden with Bike Storage and Rear Access
- Two Bathrooms
- Furnished
- Gas Central Heating
- Communal Living Area and Kitchen
- Sorry, No Pets or Smokers
- Not Available To Students

