



Bush & Co.



# 13 Victoria Street, Cambridge - £2,100 PCM

A charming and very spacious (1152 sqft) three bedroom, Victorian terrace house centrally located on Victoria Street just minutes from the City Centre and many close by shops, cafes and amenities. The property benefits from having a large open plan kitchen/breakfast area with sliding doors leading to enclosed paved garden, utility area with ground floor toilet, three first floor bedrooms and also offers quick access to the mainline Train Station, bus station, Parkers Piece and Midsummer Common.

## Entrance Hall

Entrance hall with stairs leading to first floor

## Living Room

22'5" x 10'8" (6.84 x 3.26)

Spacious living room with built in bookshelves and storage units

## Kitchen

23'9" x 14'0" (7.24 x 4.28)

Bright kitchen/breakfast room with 7 ring gas range cooker, integrated dishwasher and fridge freezer

## Utility Area

Utility area with downstairs toilet, washing machine and space for dryer (not supplied)

## Bedroom 1

14'0" x 12'0" (4.28 x 3.68)

Front master bedroom with newly installed triple wardrobe

## Bedroom 2

10'0" x 8'7" (3.05 x 2.62)

Middle small double with built in cupboards

## 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.

## Bedroom 3

12'8" x 7'9" (3.88 x 2.37)

Spacious first floor hallway with area perfectly suited for a study space leading to rear double bedroom with built in wardrobe

## Bathroom

First floor bathroom with shower over bath, WC and hand basin

## Garden & Parking

Rear paved court yard garden and street parking available (permit required)

## Key Information

EPC Rating – D

Council Tax Band – F (Cambridge City Council)

Rent – £2100 pcm (£484 pw)

Deposit – £2423

Available unfurnished 20th September 2025

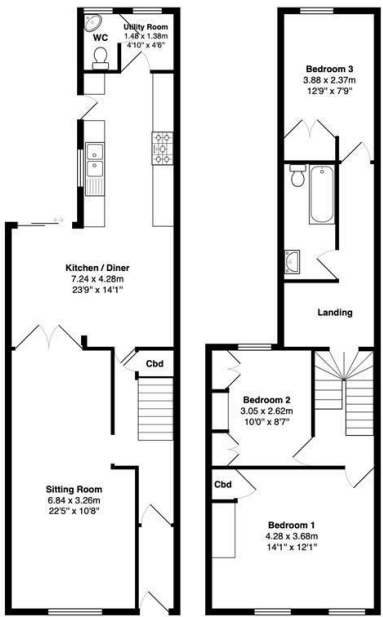
Long term tenancy

Regret not available to share groups of more than 2

- Three Bedrooms
- Mid-Terrace House
- Unfurnished
- Gas Central Heating
- Partially Double Glazed
- Sorry, No Smokers
- Pets Considered
- Rear Paved Garden
- Street Parking (Permit Required)
- 107 sqm / 1152 sqft



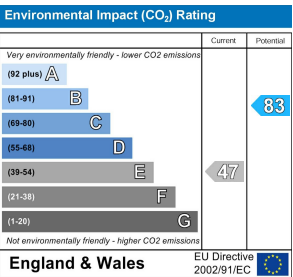
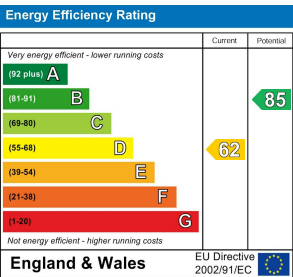
Victoria Street, Cambridge



Total Area: 107.0 m² ... 1152 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesj.harrison.co.uk



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