



Bush & Co.

18 The Lynx, Cambridge - £1,900 PCM

A beautifully presented and recently refurbished three bedroom link detached family house, located at the end of a quiet cul de sac in Cherry Hinton offering good access to Addenbrookes Hospital, Cambridge City Centre and the A14 and within walking distance to shops, local schools, large supermarket and amenities of Cherry Hinton. The house has recently been fully redecorated, had a new kitchen installed and new flooring laid throughout.

Entrance Porch

Living Room

14'7" x 14'2" (4.47 x 4.34)
Front living room with doors to garden and wood laminate flooring

Kitchen/Dining Room

14'7" x 10'2" (4.47 x 3.12)
Brand new kitchen with newly installed appliances including fridge freezer, gas hob and electric oven and dishwasher. The washing machine is located in the utility area

Utility Area

6'11" x 8'7" (2.11 x 2.62)
Utility area located just off the kitchen with washing machine, back door leading to garden and ground floor WC

Rear Study

Located at the rear of the house from the utility area with laminate flooring and back door to garden

Bedroom 1

8'5" x 12'8" (2.57 x 3.88)
Front double bedroom with fitted wardrobes

Bedroom 2

8'5" x 9'4" (2.57 x 2.87)
Rear smaller double bedroom

Bedroom 3

6'2" x 9'6" (1.90 x 2.90)
Front single bedroom perfect for study/infant bedroom

Bathroom

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

Garden & Parking

Large enclosed garden mostly laid to lawn with side access
Driveway parking available

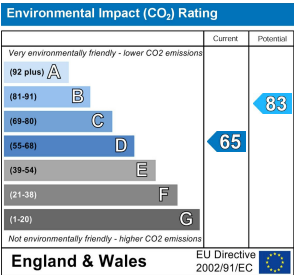
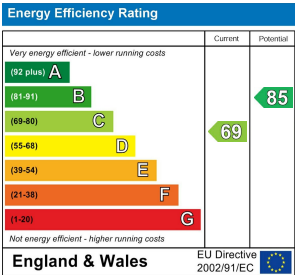
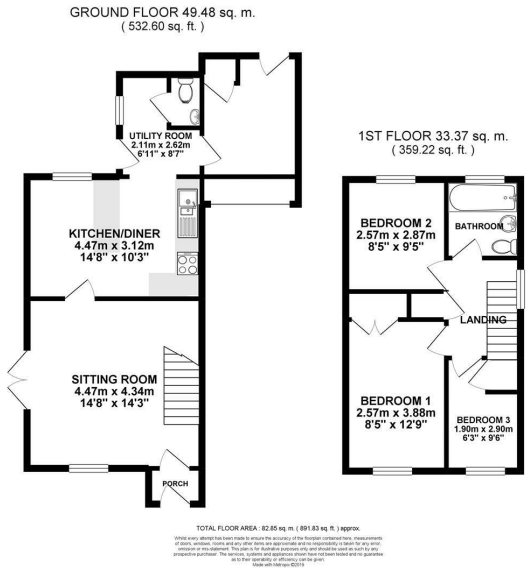
Key Information

EPC Rating – C
Council Tax Band – D (South Cambridgeshire Council)
Rent – £1900 pcm (£438 pw)
Deposit – £2192
Available unfurnished 16th August 2025
Long term tenancy
Regret not available to share groups

- Three Bedroom House
- Link-Detached
- Unfurnished
- Gas Central Heating
- Double Glazing
- 82 sqm / 891 sqft
- Large Garden
- Off Street Parking Available
- Recently Refurbished with New Kitchen
- Great Family Home

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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