



Bush & Co.

## 23B Garden Walk, Cambridge - £1,250 PCM

A delightful one bedroom mid terrace house located just off Victoria Road within walking distance of many local shops and amenities and offering quick access to the City Centre, the Science and Business Parks, Cambridge North Station and major road links including the A14 and M11.

### Living Room/Kitchen

23'6" x 10'2" (7.18 x 3.11)  
Open plan living room/kitchen with integrated slimline dishwasher, washing machine, small electric oven, two ring electric hob with extractor hood and fridge

### Shower Room

Ground floor shower room with electric shower, WC and hand basin

### Bedroom

10'8" x 10'2" (3.27 x 3.12)  
Mezzanine double bedroom with glass balcony and Velux window

### Key Information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1250 pcm (£288 pw)  
Deposit – £1442  
Available unfurnished 28th March 2026  
Long term tenancy  
No parking available

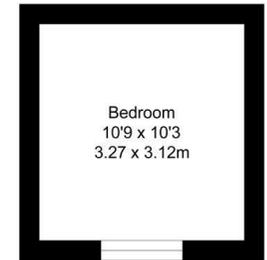
- One Bedroom House
- Gas Central Heating
- Sorry, No Smokers
- 32.5 sqm / 350 sqft
- Great Location
- Unfurnished House
- Double Glazed Throughout
- Sorry, No Pets Allowed
- No Parking Available
- Mezzanine First Floor Bedroom



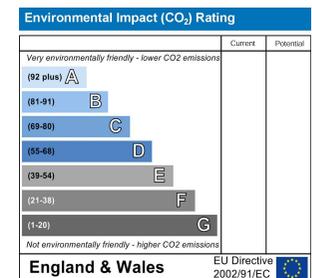
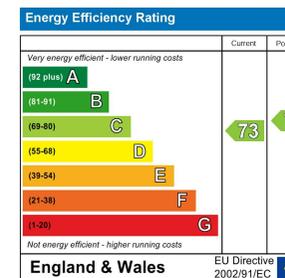
**Ground Floor**  
Area: 22.3 m<sup>2</sup> ... 240 ft<sup>2</sup>



**First Floor**  
Area: 10.2 m<sup>2</sup> ... 110 ft<sup>2</sup>



Total Area: 32.5 m<sup>2</sup> ... 350 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



### 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