



Bush & Co.

28 Argyle Street, Cambridge - £1,750 PCM

A delightful end of terrace two bedroom Victorian house just a few minutes from vibrant Mill Road with its many shops, cafes, restaurants and local amenities and within walking distance of the mainline Train Station and the City Centre.

Entrance Hall

Entrance hall way with stairs leading to first floor

Living/Dining Room

22'4" x 12'11" (6.81 x 3.96)
Spacious open plan living/dining room with bay window, wood flooring throughout and log burner

Kitchen

8'11" x 8'11" (2.73 x 2.72)
Rear fitted kitchen which leads to ground floor WC and pantry/storage area with back door to garden. The kitchen is fitted with a gas hob and electric oven, 60/40 fridge freezer, slim line dishwasher and washer-drier

Bedroom 1

15'2" x 10'10" (4.63 x 3.32)
Front master bedroom

Bedroom 2

10'11" x 10'2" (3.35 x 3.12)
Second double bedroom with built in cupboard

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.

Bathroom

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

Garden & Parking

Rear enclosed garden with side access and double gates available for parking

Permit parking on street also available

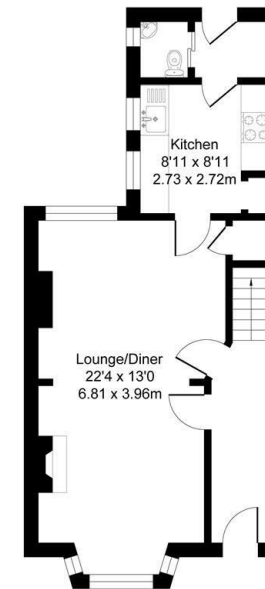
Key Information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1750 pcm (£403 pw)
Deposit – £2019
Available unfurnished 23rd August 2025
Long term tenancy

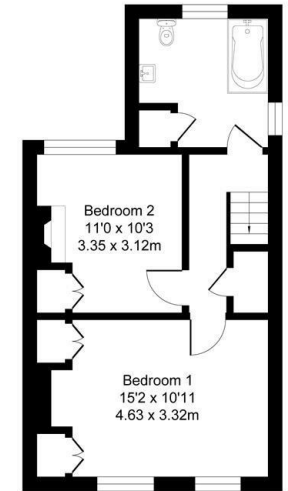
- Two Bedroom House
- End Of Terrace House
- Unfurnished
- Double Glazing
- Gas Central Heating
- Great Location
- Parking Available
- 82.5 / 888 sqft
- Rear Enclosed Garden
- Sorry, No Pets or Smokers



Ground Floor
Area: 43.6 m² ... 469 ft²



First Floor
Area: 38.9 m² ... 419 ft²



Total Area: 82.5 m² ... 888 ft²
All Measurements are approximate and for display purposes only

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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