



Bush & Co.

38a George Street, Cambridge - £3,650 PCM

A very well presented six bedroom house, conveniently situated on George Street within walking distance of the City Centre and many shops, cafes and local amenities. The house is arranged over three floors, with six furnished double bedrooms all with en-suite shower rooms. It is available to a share group of six professionals or post graduate students.

Kitchen/Dining Room

Rear open plan kitchen/dining room with dual electric cooking facilities, microwave and fridge freezer.
Side door leading to utility room with downstairs WC and further washing facilities.
Kitchen - 4.38 x 3.16
Dining Room - 3.46 x 3.06

Utility Room

With WC and washing machine, drier and dishwasher.
Back door leading to rear paved garden area with side access

Bedroom 4

10'11" x 13'1" (3.34 x 4.01)
Ground floor front double bedroom with en-suite shower room

Bedroom 6

12'5" x 11'2" (3.80 x 3.41)
Ground floor double bedroom with en-suite shower room

Bedroom 3

11'6" x 10'11" (3.52 x 3.34)
First floor front double bedroom with en-suite shower room

Bedroom 5

12'2" x 10'11" (3.71 x 3.34)
First floor double bedroom with en-suite shower room

Bedroom 2

23'0" x 11'2" (7.03 x 3.42)
Rear large double bedroom also located on the first floor with spacious en-suite shower room (2.48 x 1.88m)

Bedroom 1

20'2" x 13'2" (6.16 x 4.02)
Top floor master bedroom with en-suite shower room

Garden & Parking

Enclosed rear garden with bike store accessed through a secure entrance and on street parking available (No permit required)

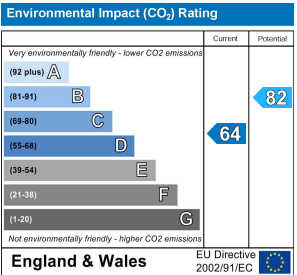
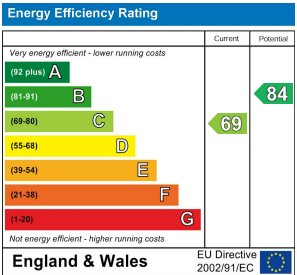
Key information

EPC Rating – C
Rent – £3650 pcm (£842 pw)
Deposit – £4211
Available furnished now
Initial 6 month tenancy
Available to a share group of 6 professional or post graduate students

- Six Double Bedrooms
- Six En-Suite Shower Rooms
- Furnished
- Gas Central Heating
- Partially Double Glazed
- Sorry, No Smokers
- Sorry, No Pets
- Rear Enclosed Paved Garden
- Street Parking Available
- 164 sqm / 1765 sqft

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.



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