Bush & Co.

38 Great Eastern Street, Cambridge - £1,700 PCM

A well presented two bedroom, Victorian terraced house located just off Vibrant Mill Road within walking distance of the main line Train Station, the City Centre and many shops, cafes and local amenities.

Living/Dining Room
11'11" x 21'5" (3.64 x 6.53)
Open plan living/dining room with stairs to first floor, decorative fire place and bookshelves

Kitchen
9'0" x 6'2" (2.75 x 1.90)
Rear fitted kitchen with gas hob and electric oven, fridge freezer, washer dryer and integrated slim line dishwasher and door leading to rear garden

Bedroom 1
15'8" x 7'11" (4.78 x 2.43)
Front double bedroom with wardrobe, chest of drawers and cupboard

Gallery Bedroom 2/Study
10'8" x 9'2" (3.26 x 2.80)
Gallery bedroom two/study located at the top of the stairs with bookshelves

Bathroom
6'1" x 8'8" (1.86 x 2.65)
Rear bathroom with electric shower over bath and cupboard housing the boiler

Garden and Parking
Rear garden laid to lawn with shed and secure side access
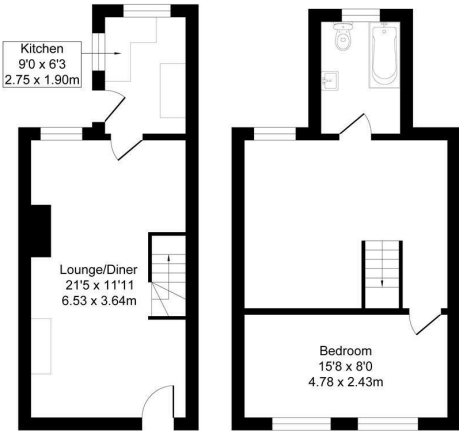On street parking available (no permit required)

Key information
EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 4th October 2025
Long term tenancy

- 2 Bedrooms
- House
- Gas Central Heating
- Pets Considered
- Street Parking
- 1 Reception
- Unfurnished
- Sorry, No Smokers
- Rear Garden
- Double Glazing

38 Great Eastern St, Cambridge
Ground Floor
Area: 31.40 m² ... 338 ft²

First Floor
Area: 36.16 m² ... 389 ft²

Kitchen
9'0 x 6'3
2.75 x 1.90m

Lounge/Diner
21'5 x 11'11
6.53 x 3.64m

Bedroom
15'8 x 8'0
4.78 x 2.43m

Total Area: 67.56 m² ... 727 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		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E	37	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

IMPORTANT NOTICE

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