



Bush & Co.

8 Stanbury Close, Cambridge - £1,650 PCM

A delightful and spacious three bedroom Semi-detached house with garage, tucked away in the popular village of Fen Ditton offering quick access the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14, M11 and A10.

Living Room

15'8" x 12'2" (4.80 x 3.72)

Spacious front living room with laminate floor

Dining Room

9'1" x 7'10" (2.78 x 2.39)

Rear dining room with fridge freezer, large cupboard and sliding doors to the garden

Kitchen

9'1" x 7'5" (2.78 x 2.28)

Modern kitchen fitted with gas hob and electric oven, washing machine, tumble drier and dishwasher

Bedroom 1

15'11" x 11'8" (4.86 x 3.57)

Front master bedroom with fitted wardrobes and shower enclosure with hand basin

Bedroom 2

9'4" x 7'10" (2.86 x 2.41)

Rear double bedroom

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.

Bedroom 3

7'5" x 6'2" (2.27 x 1.88)

Rear single bedroom

Bathroom

Master bathroom with electric shower over the bath

Garden & Garage

Enclosed rear garden with access to the single garage and off street parking available

Key Information

EPC Rating – C

Council Tax Band – D (South Cambridgeshire Council)

Rent – £1650 pcm (£380 pw)

Deposit – £1903

Available unfurnished 9th August 2025

Long term tenancy

- Semi-Detached
- Unfurnished Property
- Double Glazing Throughout
- 68.5 sqm / 737 sqft
- Rear Enclosed Garden
- Three Bedrooms
- Gas Central Heating
- Sorry, No Pets or Smokers
- Garage and Driveway Parking
- Two Bathrooms

