



Bush & Co.

64 Cavendish Road, Cambridge - £2,300 PCM

A spectacular and skilfully extended three bedroom Victorian bay fronted family house a few minutes walk to vibrant Mill Road and within easy reach of the mainline Train Station, City Centre and many local shops, cafes and amenities.

Entrance Hall

Entrance hall with under stairs cupboard containing a water softener

Kitchen/Dining Room

20'2" x 14'3" (6.16 x 4.36m)
Bright and skilfully extended kitchen fitted with electric induction hob, electric oven and microwave, fridge-freezer, dishwasher and washing machine
Dining area with vaulted ceiling and Velux windows and patio doors opening to the garden

Living Room

24'4" x 12'5" (7.43 x 3.80m)
Spacious front living room with bay window, wood flooring and wood burning stove

Front Bedroom

10'9" x 16'0" (3.28 x 4.88m)
Front double bedroom with wood flooring, fitted wardrobes with interior fitments and two fitted chests of drawers

Bedroom Two

10'6"x 10'11" (3.20mx 3.33m)
Double bedroom with fitted wardrobe and shelves

Top Floor Double Bedroom

15'10" x 14'2" (4.84 x 4.34m)
Top floor double bedroom with large picture window with wonderful views and eaves storage cupboards

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.

Bathroom

8'5" x 7'6" (2.59 x 2.31m)
Refurbished first floor bathroom with bath and good sized separate shower

Garden Studio - Home Office

Studio complete with electrics and electric heating

Garden Shed

Garden shed with access for bikes from Wetenhall Road

Garden

Sunny enclosed rear garden mostly laid to lawn with patio area and rear access through shed
Paved front garden

Key information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £2300 pcm (£530 pw)
Deposit – £2653
Available unfurnished 18th July 2025
Long term tenancy
Maximum two sharers

- Spacious and Extended Victorian House
- Double Glazed and Gas Central Heating
- Superb Vaulted Kitchen Extension
- Family Bathroom
- Maximum Two Sharers
- Three Bedrooms
- 110.6 sqm / 1192 sqft
- Garden Studio with Electrics and TV point
- Sorry No Pets or Smokers
- Great Location

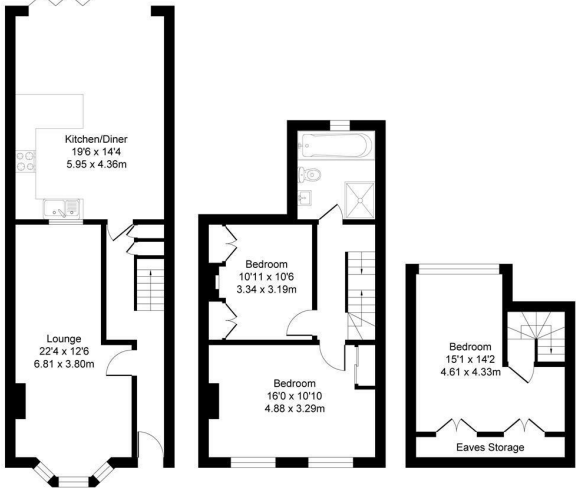


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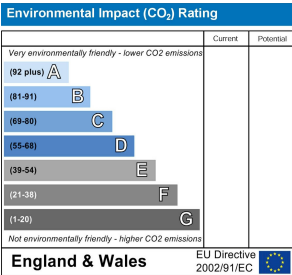
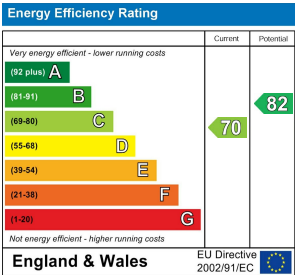
Ground Floor
Area: 60.0 m² ... 647 ft²

First Floor
Area: 32.3 m² ... 348 ft²

Second Floor
Area: 18.3 m² ... 197 ft²



Total Area: 110.6 m² ... 1192 ft²
All Measurements are approximate and for display purposes only



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