



Bush & Co.

112 Mowbray Road, Cambridge - £2,095 PCM

A well presented three bedroom Semi-Detached family house ideally located within walking distance of Addenbrookes Hospital and within easy reach of many shops and local amenities, the mainline Train Station and the City Centre. The property has recently had a new boiler and kitchen installed.

Living Room

16'4" x 10'4" (4.99 x 3.17)

Rear living room with wood flooring and patio door to the garden

Dining Room

11'5" x 10'11" (3.48 x 3.33)

Front dining room with bay window and wood flooring

Kitchen

13'3" x 6'5" (4.06 x 1.96)

Newly installed rear kitchen with electric hob and oven, extractor hood, fridge freezer and washing machine

Bedroom 1

11'3" x 10'11" (3.45 x 3.35)

Spacious front double bedroom with bay window

Bedroom 2

11'10" x 10'4" (3.62 x 3.15)

Rear double bedroom with built in cupboards

Bedroom 3

8'9" x 6'5" (2.68 x 1.96)

Rear single bedroom

Shower Room

Modern tiled shower room with shower enclosure, WC, hand basin and heated towel rail

Garden and Parking

Sunny rear garden (Garage not included) and driveway parking available

Key information

EPC Rating – E

Council Tax Band – D (Cambridge City Council)

Rent – £2095 pcm (£483 pw)

Deposit – £2417

Available furnished 17th January 2026

Long term tenancy

Suitable for families or share groups of no more than two

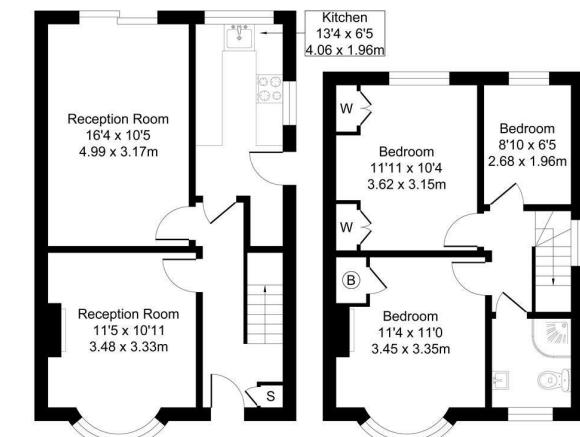
- Semi-Detached House
- Furnished
- Double Glazing
- 83.2 sqm / 898 sqft
- Sorry, No Pets Or Smokers
- Three Bedrooms
- Gas Central Heating
- Rear Garden
- Driveway parking (Garage not included)
- New Kitchen Installed



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Ground Floor
Area: 45.3 m² ... 489 ft²

First Floor
Area: 37.9 m² ... 409 ft²



Total Area: 83.2 m² ... 898 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	
England & Wales	EU Directive 2002/91/EC

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	
England & Wales	EU Directive 2002/91/EC

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.

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