



Bush & Co.

5 Hemingford Road, Cambridge - £1,850 PCM

A very spacious bay fronted three bedroom end of terrace house located just off vibrant Mill Road with its wide variety of shops, cafes, restaurants and amenities, within walking distance of the main line railway station and City Centre.

Living/Dining Room

24'11" x 11'3" (7.62 x 3.45)
Open plan living/dining room with bay window and wooden floors

Kitchen

14'6" x 8'0" (4.44 x 2.46)
Rear modern fitted kitchen with washing machine, dishwasher, fridge freezer, 5 ring gas hob, electric oven and doors to garden

WC

Downstairs WC

Bedroom 1

14'4" x 9'6" (4.39 x 2.90)
Front double bedroom with wooden floor

Bedroom 2

12'6" x 11'5" (3.83 x 3.48)
Double bedroom with wooden floor

Bedroom 3

8'2" x 7'9" (2.50 x 2.38)
Rear bedroom with carpet

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.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Bathroom

First floor bathroom with shower over bath

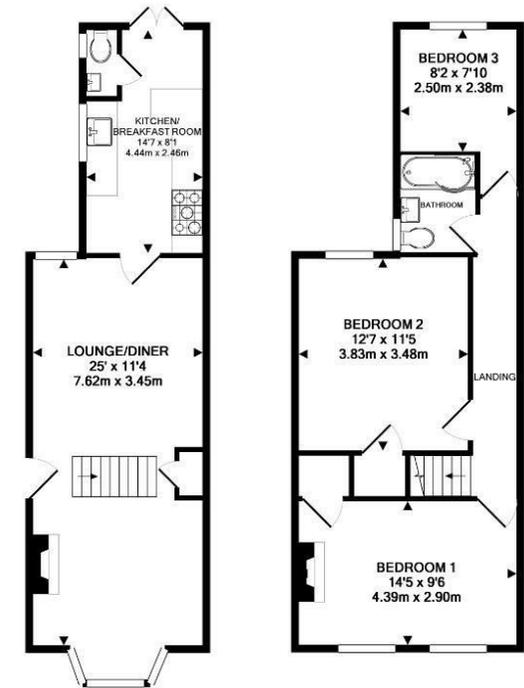
Garden and Parking

Enclosed rear garden with side access and street parking available

Key information

EPC Rating – E
Council Tax Band – D (Cambridge City Council)
Rent – £1850 pcm (£426 pw)
Deposit – £2134
Available unfurnished now
Long term tenancy
Regret not available to share groups of more than two

- House
- Gas central heating
- Pets considered
- Street parking available
- Partially double glazed
- Unfurnished
- Sorry, no smokers
- Rear garden
- 3 Bedrooms
- Regret not available to share groups of more than two

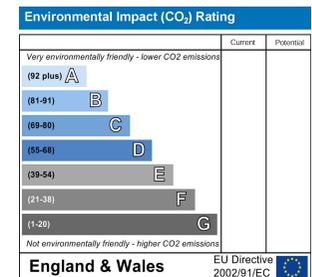
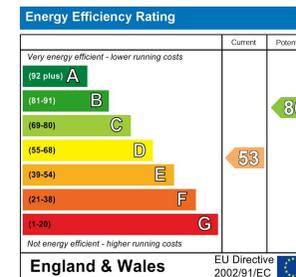


GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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