



Bush & Co.

## 174 Church End, Cambridge - £1,440 PCM

A well presented two bedroom terraced house located close to the many shops and amenities of Cherry Hinton High Street, a large supermarket and offering quick and easy access to Addenbrookes, the City Centre and A14.

### Front sitting room

11'10" x 10'7" (3.62 x 3.23)  
Located at the front of the property

### Dining room

11'10" x 10'7" (3.62 x 3.23)  
Second reception room between the living room and kitchen with stairs leading to first floor

### Kitchen

Located at the rear of the property with gas hob and electric oven, under counter fridge, washing machine and freezer

### Front bedroom

11'11" x 10'7" (3.64 x 3.24)  
Double room with wardrobe and useful shelving unit

### Rear bedroom

8'8" x 10'2" (2.66 x 3.11)  
A smaller double bedroom with a built in cupboard

### 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

7'10" x 8'0" (2.41 x 2.46)  
A large bathroom, located at the rear of the property with shower over bath

### Garden

Large rear garden with shed

### Key information

EPC Rating – D  
Council Tax Band – C  
Rent – £1400 pcm (£323 pw)  
Deposit – £1615  
Available part furnished now  
Initial 6 month contract

- 2 bedrooms
- 2 reception rooms
- Unfurnished
- Sorry, no pets
- Sorry, no smokers
- Partially double glazed
- Gas central heating
- Driveway parking available
- Large garden

