



Bush & Co.

# 17 Missleton Court, Cambridge - £2,180 PCM

A very well presented skilfully extended three bedroom Semi-detached family house located in a quiet cul-de-sac within walking distance of Addenbrookes Hospital and local schools, shops and amenities and offering quick access to the railway station and the City Centre.

## Entrance Hall

13'10" x 8'4" max (4.22 x 2.56 max)  
Spacious entrance hall with good range of fitted storage cupboards

## Living/Dining Room

27'7" x 17'1" (8.43 x 5.21)  
Superb, extended and open plan living room with dining and living areas with wood laminate flooring  
French doors lead to the garden

## Kitchen

14'2" x 9'10" (4.33 x 3.02)  
Modern fitted kitchen overlooking the garden with gas hob and electric oven, fridge freezer, dishwasher and washer-drier

## Downstairs Bedroom 3

14'11" x 7'1" (4.56 x 2.18)  
Front downstairs double bedroom with ensuite electric shower

## Downstairs Cloakroom

**Bedroom 1**  
18'9" x 11'0" (5.74 x 3.37)  
Very spacious rear master bedroom with extensive fitted wardrobes

## Bedroom 2

10'7" x 9'8" (3.23 x 2.96)  
Front double bedroom with fitted wardrobe

## Study/Bedroom 4

7'8" x 7'1" (2.35 x 2.17)  
Single bedroom/study with fitted desk and shelves

## Shower Room

## Rear Garden

Enclosed rear garden with a shed and rear access

## Key information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £2180 pcm (£503 pw)  
Deposit – £2515  
Available partly furnished 9th March 2026

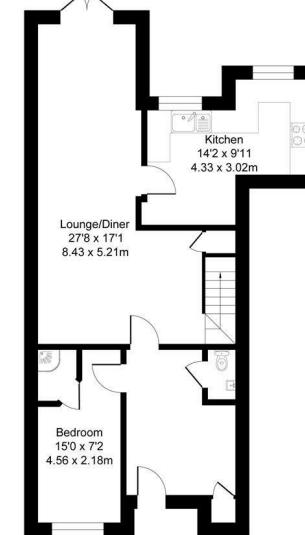
- Extended Family House in Quiet Cul-de-sac
- Two Shower Rooms
- Warm Air Gas Central Heating and Fully Double Glazed
- Enclosed Rear Garden with Shed and Rear Access
- Driveway Parking For 2 Cars
- Available Part Furnished
- Many Local Amenities
- No Smoking
- Pets Considered
- 101.7 sqm / 1095 sqft



## 17 Missleton Court, Cambridge

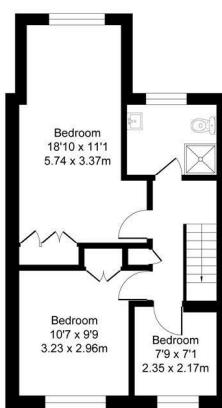
### Ground Floor

Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>



### First Floor

Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>



Total Area: 101.7 m<sup>2</sup> ... 1095 ft<sup>2</sup>

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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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