



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

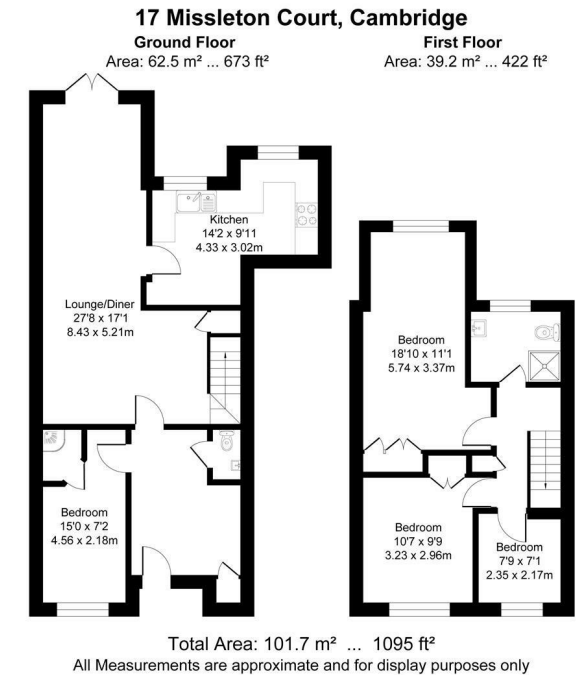
Key information

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

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.



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		