



Bush & Co.

94 Gwydir Street, Cambridge - £1,800 PCM

A well presented extended two bedroom Victorian house located off popular Mill Road with its many shops and cafes and within walking distance of the mainline Train Station, the City Centre and many local amenities. The property benefits from having a useful Mezzanine area located on the top floor with access via the second bedroom which is perfect for an office/study area.

Living Room

12'11" x 11'2" (3.94 x 3.41)

Front living room with wood laminate flooring

Kitchen/Dining Room

21'11" x 12'11" (6.69 x 3.95)

Bright open plan kitchen/dining room with patio doors leading to rear garden

The kitchen is equipped with gas hob and oven with extractor hood, under counter fridge and washing machine

Bedroom 1

12'11" x 11'1" (3.95 x 3.38)

Front double bedroom with two sash windows adding plenty of natural light to the room and old Victorian fire place which is for decorative use only

Bedroom 2

11'1" x 7'5" (3.38 x 2.28)

Second bedroom with stairs leading to useful Mezzanine area which is perfect for a study/office

Bathroom

8'10" x 6'1" (2.71 x 1.87)

Rear first floor bathroom with shower enclosure, bath, WC, hand basin and heated towel rail

Garden & Parking

Large rear garden which is all laid to lawn with side access and street parking available (permit required)

Key Information

EPC Rating – E

Council Tax Band – C (Cambridge City Council)

Rent – £1800 pcm (£415 pw)

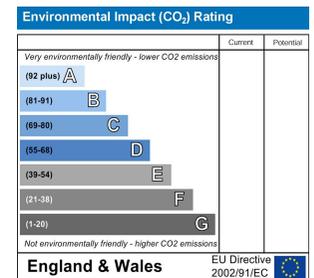
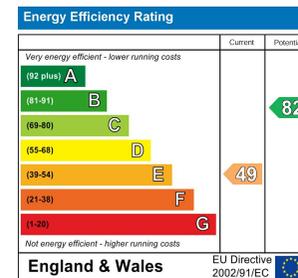
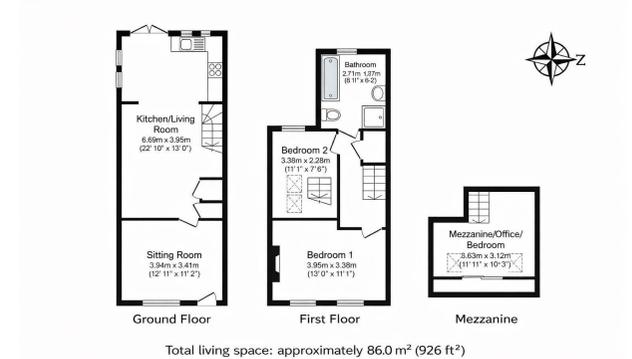
Deposit – £2076

Available part furnished or unfurnished

28th March 2026

Long term tenancy

- Two Bedroom Victorian Terrace
- Extra Mezzanine Located Off Bedroom Two
- Great Location
- 86 sqm / 926 sqft
- Partially Double Glazed
- Gas Central Heating
- Street Parking Available (Permit Required)



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

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk