



Bush & Co.

4 Headington Close, Cambridge - £1,600 PCM

This delightful two bedroom Semi Detached house is located in a quiet cul de sac close to the many shops and local amenities of Cherry Hinton and offering good access to Addenbrookes Hospital and the City Centre. Further benefits include two double bedrooms, rear enclosed garden with side access, good sized brick garage with electrics and off street parking.

Entrance Hall

Entrance Hallway with stairs leading to first floor

Living Room

23'5" x 11'5" max (7.15 x 3.48 max)
Spacious open plan living room with cupboard and French Doors leading to rear garden

Kitchen

10'4" x 6'6".9'10" (3.16 x 2.0.3)
Rear modern kitchen fitted with gas hob and electric oven with extractor fan, washing machine and fridge

Bedroom 1

14'8" x 12'4" (4.49 x 3.77)
Spacious front double bedroom

Bedroom 2

10'9" x 8'5" (3.28 x 2.57)
Rear double bedroom

Bathroom

Bathroom with electric shower over the bath

Key information

EPC Rating – D
Council Tax Band – D (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit : £1846
Available unfurnished 2nd March 2026

Long term tenancy

Enclosed rear garden with side access

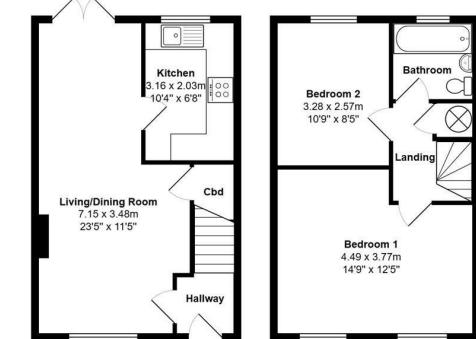
Good sized brick garage with electrics

Off Street Parking

- Semi-Detached House
- Unfurnished House
- Double Glazing
- Sorry, No Smoking
- Rear Garden
- Two Double Bedrooms
- Gas Central Heating
- Sorry, No Pets Allowed
- Single Brick Garage
- 64.2 sqm / 691 sqft



Headington Close, Cambridge, CB1 9GD



Total Area: 64.2 m² ... 691 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	83
(39-54) E	
(21-38) F	67
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
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	
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.

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