Bush & Co.

7 Beales Way, Cambridge - £1,750 PCM

A delightful and spacious three bedroom Semi-detached family house with three shower rooms in a quiet location which offers quick access to the Science and Business Parks, A14/M11, Cambridge North Train Station, the City Centre and within walking distance to many local schools, shops and amenities.

Entrance Hall
Entrance hall with wood laminate flooring

Kitchen
13'10" x 8'0" (4.23 x 2.46)
Refurbished L shaped kitchen with range of wall and floor mounted units, gas cooker, fridge freezer, washing machine, drier and dishwasher

Garden Living Room
9'5" x9'2" (2.89 x2.80)
Located at the rear with French doors opening to the garden

Dining Room
9'1" x 8'11" (2.77 x 2.72)
Dining Room opening to the kitchen and garden room with wood laminate flooring

Living Room/Bedroom
11'7" x 11'0" (3.54 x 3.36)
Front double bedroom with wood laminate flooring

Downstairs Wet Room

First Floor Double Bedroom
18'0" x 10'8" (5.49 x 3.27)
Spacious front double bedroom with recently installed carpet

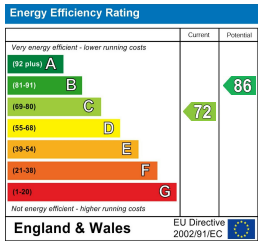
Single Bedroom
11'9" x 9'10" (3.59 x 3.01)
Rear single bedroom with new carpeting and ensuite shower room

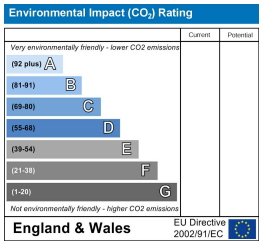
Family Shower Room
Shower Room with electric shower

Garden
Rear enclosed paved garden with side access
(No access to shed)

Key information
EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1750 pcm (£403 pw)
Deposit – £2019
Available unfurnished 13th November 2026
Long term tenancy
Regret not available to share groups of more than two

- Spacious Three Bedroom Family House
- 82 sqm / 882 sqft
- Low Maintenance Paved Garden
- Double Glazing
- On Street Parking
- Unfurnished
- Three Shower Rooms
- Gas Central Heating
- Great Location
- Regret Not Available To More Than Two Sharers





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