



Bush & Co.

## 23 Ainsworth Street, Cambridge - £1,650 Per Month

This well presented two bedroom end of terrace house is located on Ainsworth Street just minutes from popular Mill Road, the Beehive Centre and Retail Park and providing easy access to the mainline Train Station, the City Centre and many shops, cafes and close by amenities.

### Living Room

12'4" x 10'11" (3.76 x 3.35)  
Bright living room located at the front of the house with carpet and ample bookshelf storage

### Kitchen/Dining Room

11'9" x 12'1" (3.59 x 3.70)  
Rear fitted kitchen/dining room with back door leading to the sunny garden  
The kitchen is furnished with a gas hob and electric oven with extractor hood, washing machine, tumble drier and free standing fridge freezer

### Shower Room

Ground floor spacious shower room with shower enclosure, WC, hand basin and useful storage cupboard

### 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

### Bedroom 1

12'4" x 11'0" (3.76 x 3.36)  
Front principle bedroom with bookshelf storage and built in wardrobe

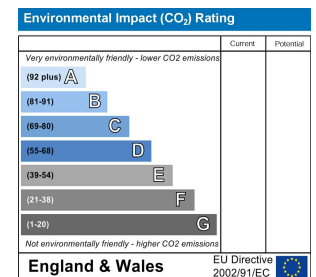
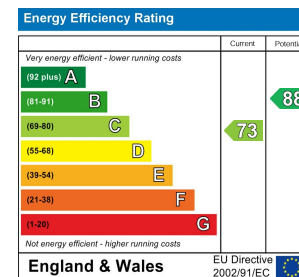
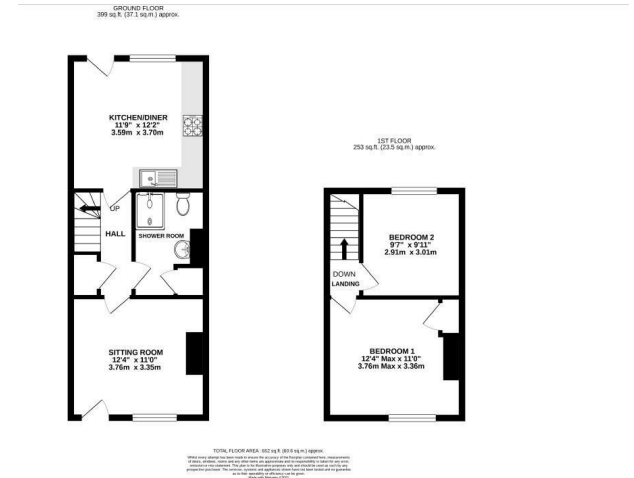
### Bedroom 2

9'6" x 9'10" (2.91 x 3.01)  
Second small double bedroom

### Key Information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1650 pcm (£380 pw)  
Deposit – £1903  
Available unfurnished 24th July 2026  
Long term tenancy

- Two Bedroom
- End Of Terrace House
- Unfurnished
- Gas Central Heating
- Double Glazing Throughout
- Large Rear Kitchen/Dining Room
- Rear Garden
- 60.6 sqm / 652 sqft
- Beautifully Presented
- Convenient Location



Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
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