



Bush & Co.

101 Catharine Street, Cambridge - £1,700 PCM

A furnished two double bedroom Victorian mid terrace house located in popular Romsey Town close to many shops, cafes and local amenities of Mill Road and within walking distance of the mainline Train Station, the City Centre and providing good access to Addenbrookes Hospital. The property benefits from having a rear enclosed garden with secure side access and an interlinking bedroom located off the second bedroom which is perfectly suited for an office/dressing room. The property is rented furnished and available now!

Living Room

12'2" x 10'6" (3.72 x 3.21)
Front living room with old Victorian fire place (for decorative use only) leading through to the dining area

Dining Room

12'2" x 10'6" (3.72 x 3.22)
Dining room with plenty of storage, old Victorian fire place (for decorative use only) and stairs leading to first floor

Kitchen

12'9" x 5'5" (3.91 x 1.67)
Rear kitchen with back door leading to the garden
The kitchen is equipped with gas hob and electric oven, fridge freezer and washing machine

Bathroom

Ground floor rear bathroom with shower over bath

Bedroom 1

13'10" x 10'6" (4.24 x 3.21)
Bright and spacious front double bedroom with two sash windows adding lots of natural light and old Victorian fire place (for decorative use only)

Bedroom 2

11'0" x 10'7" (3.36 x 3.23)
Second double bedroom with old Victorian fire place (for decorative use only) and interlinking third bedroom which can be used as a study/dressing area (2.88 x 1.92m)

Garden & Parking

Rear enclosed garden mostly laid to lawn with patio area, shed and side access
Street parking available (no permit required)

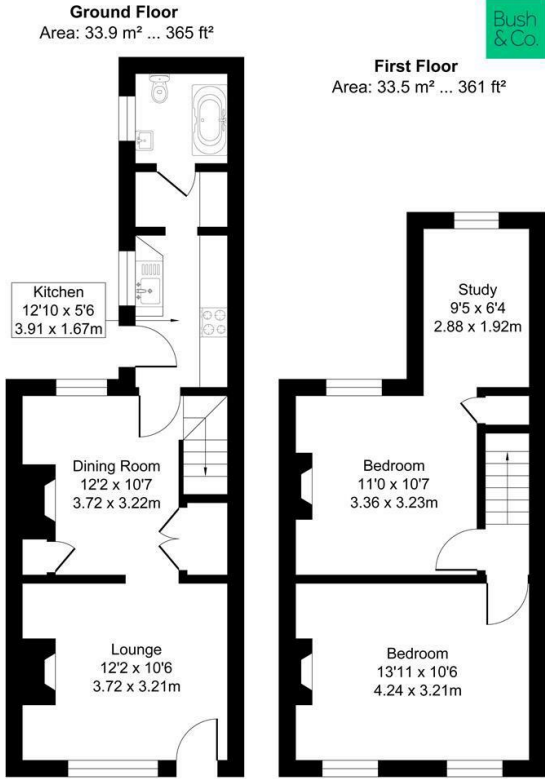
Key Information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available furnished now
Long term tenancy

- Two Bedroom House
- Interlinking Third Room
- Furnished
- Available Now
- Double Glazed & Gas Central Heating
- Rear Enclosed Garden
- 67.4 sqm / 726 sqft
- Pets Considered
- Sorry, No Smokers
- Street Parking (Permit Not 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Total Area: 67.4 m² ... 726 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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