



Bush & Co.

## 29 Greens Road, Cambridge - £1,600 PCM

A recently refurbished two bedroom Victorian terraced house in a quiet cul de sac located just off Victoria Road offering good access to the City Centre, Science and Business Parks, Cambridge North Train Station and major road links including the A14 and M11.

### Living/Dining Room

11'3" x 22'5" (3.44 x 6.85)  
Spacious open plan living/dining room with newly installed luxury vinyl flooring

### Kitchen

6'4" x 8'6" (1.94 x 2.60)  
Rear fitted kitchen which has recently been re-tiled, painted and new flooring laid. The kitchen is equipped with gas hob, electric oven, under counter fridge and washing machine

### Bedroom 1

8'6" x 11'0" (2.60 x 3.36)  
Front double bedroom with wardrobe cupboards and wood flooring

### Bedroom 2

8'10" x 11'1" (2.71 x 3.38)  
Rear smaller bedroom with wardrobe

### 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

### Bathroom

Refurbished first floor bathroom with shower over bath, WC, hand basin, heated towel rail and large cupboard

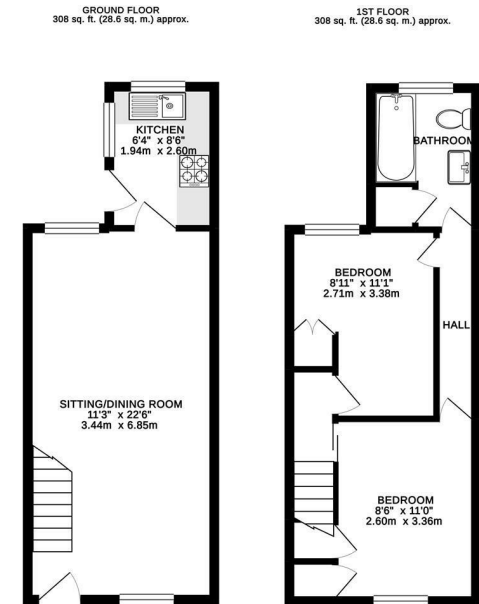
### Garden & Parking

Rear enclosed small garden with rear access and permit parking available on neighbouring street

### Key Information

EPC Rating – D  
Council Tax Band – D (Cambridge City Council)  
Rent – £1600 pcm (£369 pw)  
Deposit – £1846  
Available unfurnished now  
Long term tenancy

- Recently Refurbished
- Unfurnished
- Gas Central Heating
- Small Rear Garden
- Permit Parking Available
- Two Bedroom House
- 57.2 sqm / 616 sqft
- Fully Double Glazed
- Excellent Location



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 87        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC | 68 70     |

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