



Bush & Co.

## 30 Sedgwick Street, Cambridge - £1,600 PCM

A two 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. Available 18th April part-furnished or unfurnished.

### Living Room

11'7" x 10'6" (3.54 x 3.21)  
Front living room with original wooden flooring, bookshelves and old Victorian fire place (for decorative use only) leading through to the dining room

### Dining Room

12'3" x 11'7" (3.75 x 3.54)  
Dining room with original wooden flooring, cupboard and old Victorian fire place (for decorative use only)

### Kitchen

13'4" x 6'6" (4.07 x 1.99)  
Rear kitchen with fridge freezer, gas cooker with extractor hood, washing machine and back door leading to garden

### Bedroom 1

13'1" x 10'6" (4.01 x 3.21)  
Front master double bedroom with two cupboards and old Victorian fire place (for decorative use only)

### Bedroom 2

10'6" x 9'8" (3.22 x 2.97)  
Second double bedroom with cupboard and old Victorian fire place (for decorative use only)

### Bathroom

Rear first floor bathroom with shower over bath, WC and hand basin

### Garden & Parking

Rear garden with shed and street parking available (permit not required)

### Key Information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1600 pcm (£369 pw)  
Deposit – £1846  
Available part/unfurnished 18th April 2026  
Long term tenancy

- Two Bedrooms
- Victorian Mid Terrace
- Partly Furnished/Unfurnished
- 66.8 sqm / 720 sqft
- Gas Central Heating
- Partially Double Glazed
- First Floor Bathroom
- Great Location
- Street Parking (No Permit Required)

### IMPORTANT NOTICE

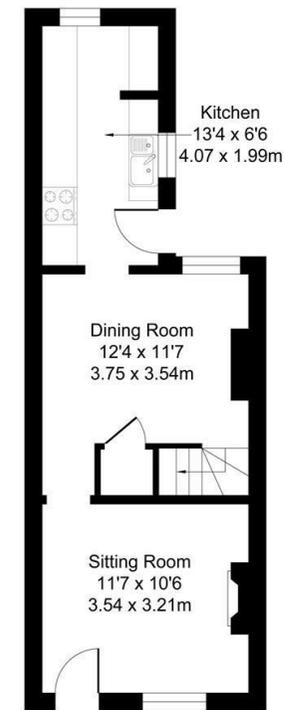
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 30 Sedgwick St, Cambridge

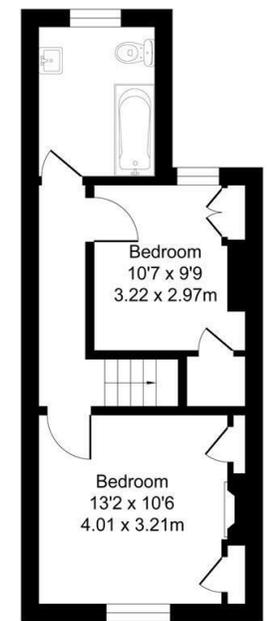
### Ground Floor

Area: 33.2 m<sup>2</sup> ... 358 ft<sup>2</sup>



### First Floor

Area: 33.6 m<sup>2</sup> ... 362 ft<sup>2</sup>



Total Area: 66.8 m<sup>2</sup> ... 720 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>59</b>