



Bush & Co.

## 23 Primary Court, Cambridge - £1,250 PCM

Well presented, cosy, one bedroom end of terrace house in quiet cul de sac just off Chesterton High Street offering easy access to the City Centre, Science Parks and A14.

### Entrance Hall

### Living Room

11'8" x 12'7" m (3.56 x 3.84 m)  
Living room with laminate flooring

### Kitchen

10'3" x 7'10" (3.14 x 2.4m )  
Kitchen with gas hob, electric oven, washing machine and fridge  
Rear door opening to garden

### Bedroom

11'8" x 9'6" m (3.56 x 2.91 m)  
Double bedroom with wardrobe  
Recently refitted carpet

### Bathroom

Bathroom with electric shower over bath

### Garden

Sunny enclosed rear paved garden

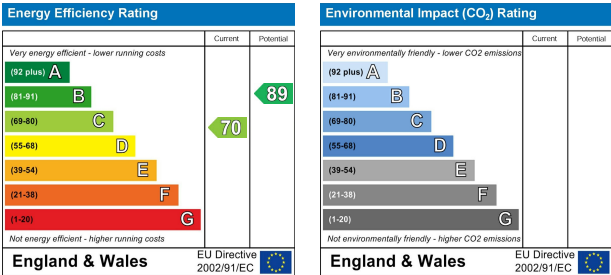
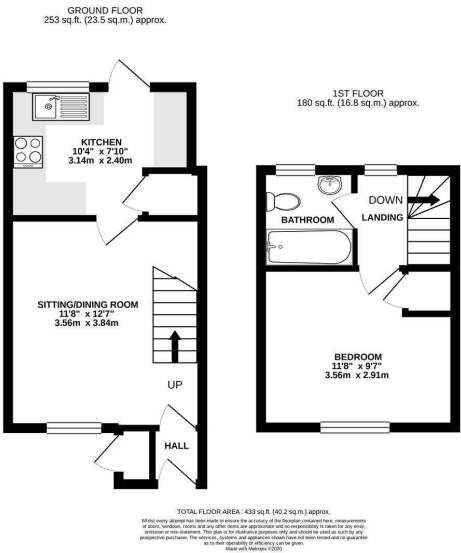
### Key information

#### 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.

EPC Rating – C  
Council Tax Band – B  
Rent – £1250 pcm (£288 pw)  
Deposit – £1442  
Available unfurnished 14th May 2026  
Long term tenancy

- Recently redecorated
- Gas Central Heating and Double Glazing
- Unfurnished
- One Bedroom
- End Terrace House
- Laminate Flooring in Living Room
- Recently refitted Carpet in the Bedroom
- Sunny Enclosed Rear Garden
- Off Street Parking Available



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