



Bush & Co.

111 Rustat Road, Cambridge - £2,200 Per Month

A recently redecorated and newly recarpeted modern three/four bedroom town house ideally located within walking distance of many shops and local amenities, cinemas and restaurants, the railway station and city centre.

Entrance Hall

Entrance hall with storage/coats cupboard

Kitchen

15'10" x 9'5" (4.84 x 2.88)

Rear well fitted kitchen with gas hob, electric double oven, fridge freezer, dishwasher
Back door opening to the garden
Space for dining table

Utility Room

8'4" x 5'10" (2.55 x 1.79)

Utility room with washing machine and cupboard housing the water tank

Study/Bedroom 4

11'4" x 8'4" (3.46 x 2.55)

Front ground floor room

Downstairs Cloakroom

Living Room

15'10" x 11'5" (4.85 x 3.48)

First Floor front facing bright L shaped living room with Juliet balcony

Family Bathroom

First floor main bathroom with shower over the bath

Bedroom 1

15'10" x 11'7" (4.85 x 3.55)

First floor rear double bedroom

Bedroom 2

15'10" x 11'1" (4.85 x 3.40)

Second floor rear double bedroom with fitted wardrobes

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.

Ensuite Shower Room

Bedroom 3

15'10" x 8'9" (4.85 x 2.67)

Front second floor double bedroom with fitted wardrobe

Ensuite Shower Room

Front and Rear Gardens

Paved Front garden and enclosed rear garden mostly laid to lawn with rear access to the garage and a shed

Single Garage

Single garage with up and over door

Key Information

EPC Rating – B

Council Tax Band – E (Cambridge City Council)

Rent – £2200 pcm (£507 pw)

Deposit – £2538

Available unfurnished 6th July 2026

Long term tenancy

Available to professional share groups

- Modern 3/4 bedroom Townhouse
- Newly Redecorated and Recarpeted
- Located Within Walking Distance Of The Railway Station
- Family Bathroom and Two Ensuite Shower Rooms
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Single Garage
- Available To Professional Share Groups
- Great Location
- Regret No Smoking

