



Bush & Co.

## 2 Hale Street, Cambridge - £1,700 Per Month

A well presented Victorian three bedroom end terrace house in good central location within walking distance of the City Centre and with easy access to the A14 and M11, Science and Business Parks and Cambridge North train station.

### Front Living room

10'9" x 12'4" (3.28m x 3.78m )  
Front living room with laminate flooring

### Dining Room

11'9" x 11'1" (3.59 x 3.38m )  
Rear dining room with laminate flooring  
Understairs cupboard housing meters

### Kitchen

8'4" x 8'2" (2.55 x 2.51m )  
Fitted kitchen with electric cooker and fridge freezer  
Plumbing for dishwasher (not supplied)

### Utility Room

8'10" x 7'9" (2.70 x 2.38)  
Utility room with door to garden housing the washing machine

### Shower Room

Newly refitted ground floor shower room

### Study

10'1" x 6'3" (3.09 x 1.91m)  
Rear study or playroom with laminate flooring

### Bedroom 1

12'4" x 10'9" (3.76 x 3.29m)  
Good sized front double bedroom

### Bedroom 2

11'1" x 9'3" (3.40 x 2.82m)  
Double bedroom with hand basin

### Bedroom 3

8'1" x 8'0" (2.48 x 2.45)  
Rear bedroom with hand basin

### Garden

Enclosed rear garden with side access

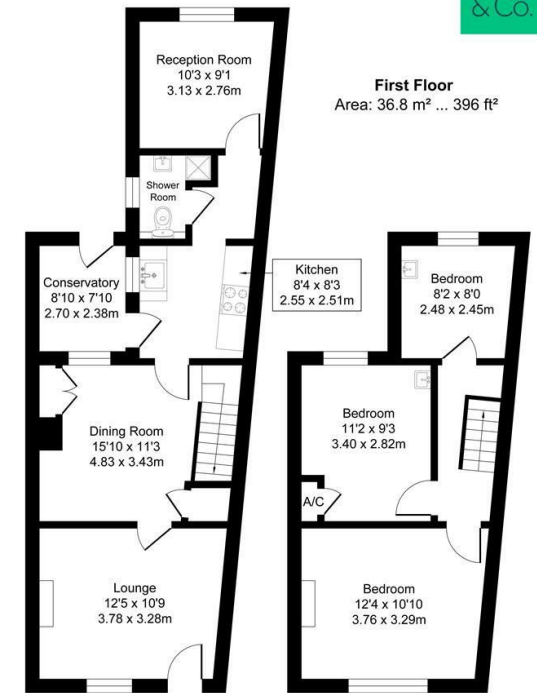
### Key information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1700 pcm (£392 pw)  
Deposit – £1961  
Available unfurnished 10th July 2026  
Long term tenancy

- 3 Bedroom Family House
- Three Reception Rooms
- Mostly Double Glazed
- Walking Distance To City Centre
- 91.4 sqm / 985 sqft
- Popular Central Location
- Gas Central Heating
- Enclosed Rear Garden
- Easy Access to Science and Business Parks
- Street Parking Available (Permit Required)



Ground Floor  
Area: 54.6 m<sup>2</sup> ... 589 ft<sup>2</sup>



Total Area: 91.4 m<sup>2</sup> ... 985 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) 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	
55	81
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Vary 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	
EU Directive 2002/91/EC	
England & Wales	

### 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.

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