



Bush & Co.

## 227 The Rowans, Milton - £1,450 PCM

A two bedroom mid terrace house located in the popular village of Milton, providing quick and easy access to many village amenities, the Science and Business Parks, Cambridge North Train Station and good road links to the A10, A14 and M11.

### Living Room

12'2" x 11'8" (3.72 x 3.56)

Front living room with wood effect laminate floor and stairs leading to the first floor

### Kitchen/Dining Room

11'8" x 11'4" (3.56 x 3.46)

Rear fitted kitchen/dining room with cupboard and back door leading to the garden

The kitchen is equipped with an electric cooker, under counter fridge, washing machine and slimline dishwasher

### Bedroom 1

12'2" x 11'8" (3.72 x 3.56)

Principle spacious double bedroom

### Bedroom 2

7'9" x 6'9" (2.37 x 2.08)

Rear single bedroom

### Bathroom

First floor bathroom with shower over bath, WC, hand basin and cupboard housing the boiler

### Garden & Parking

Enclosed rear garden mostly laid to lawn with access to single garage  
Plenty of parking available on street and in front of garage

### Key Information

EPC Rating – D

Council Tax Band – C (South Cambridgeshire Council)

Rent – £1450 pcm (£334 pw)

Deposit – £1673

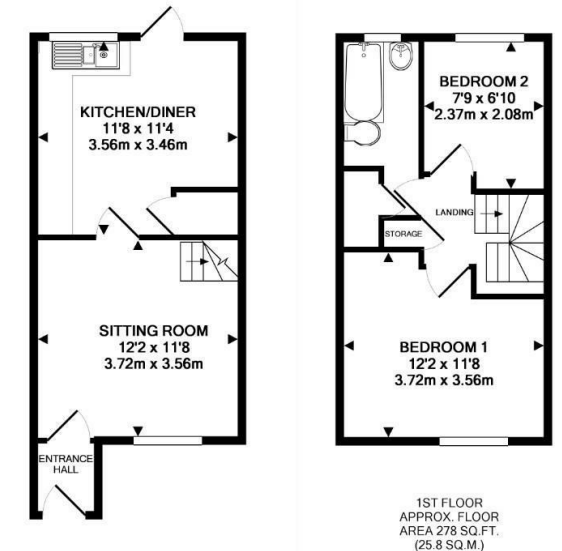
Available unfurnished 17th October 2026

Long term tenancy

- Two Bedrooms
- Gas Central Heating
- Single Garage Included
- Fitted Kitchen With Diner
- Spacious Principle Double Bedroom
- Mid Terrace House
- 53.2 sqm / 572 sqft
- Sunny Garden
- First Floor Bathroom
- Popular Village Location

### 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |