



Bush & Co.

# 8 Cockburn Street, Cambridge - £1,550 PCM

A good sized three bedroom, Semi Detached house situated in Cockburn street just off Mill Road, within walking distance to many local shops, cafes and amenities, the mainline Train Station and the City Centre and also offering good access to Addenbrookes Hospital and the A14.

## Living Room

10'11" x 10'11" (3.35 x 3.34)  
Front living room with wood flooring leading to dining room

## Dining Room

10'11" x 10'11" (3.35 x 3.35)  
Dining area with wood flooring leading to rear kitchen

## Kitchen

6'5" x 7'6" (1.98 x 2.31)  
Rear kitchen with back door.  
Kitchen is equipped with electric hob and oven, under counter fridge and washing machine

## Shower Room

Ground floor tiled shower room with shower enclosure, WC and hand basin

## Bedroom 1

11'1" x 11'0" (3.40 x 3.36)  
Front double bedroom

## Bedroom 2

5'4" x 10'11" (1.63 x 3.33)  
Second single bedroom

## Bedroom 3

8'7" x 6'5" (2.63 x 1.98)  
Rear third bedroom perfectly suited for a study or infant bedroom

## Key Information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1550 pcm (£357 pw)  
Deposit – £1788  
Available unfurnished now  
Long term tenancy  
On street parking (permit required)

- Three Bedrooms
- Semi-Detached House
- Unfurnished
- Gas Central Heating
- Double Glazing Throughout
- Sorry, No Smokers
- Sorry, No Pets Allowed
- No Garden
- Permit Parking Available On Street
- Great Location



Energy Efficiency Rating	
	Current Potential
Very 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	
England & Wales	EU Directive 2002/91/EC

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

## 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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