



Bush & Co.

23B Garden Walk, Cambridge - £1,200 PCM

A delightful one bedroom mid terrace house located just off Victoria Road within walking distance of many local shops and amenities and offering quick access to the City Centre, the Science and Business Parks, Cambridge North Station and major road links including the A14 and M11.

Living Room/Kitchen

23'6" x 10'2" (7.18 x 3.11)
Open plan living room/kitchen with integrated slimline dishwasher, washing machine, small electric oven, two ring electric hob with extractor hood and fridge

Shower Room

Ground floor shower room with electric shower, WC and hand basin

Bedroom

10'8" x 10'2" (3.27 x 3.12)
Mezzanine double bedroom with glass balcony and Velux window

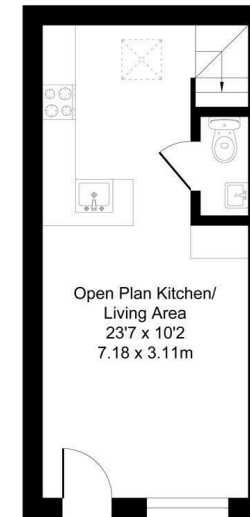
Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1200 pcm (£276 pw)
Deposit – £1384
Available unfurnished now!
Long term tenancy
No parking available

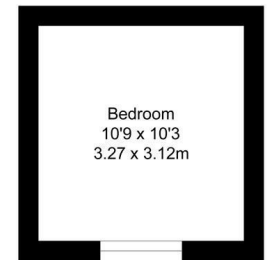
- One Bedroom House
- Gas Central Heating
- Sorry, No Smokers
- No Parking Available
- Mezzanine First Floor Bedroom
- Unfurnished
- Double Glazed Throughout
- 32.5 sqm / 350 sqft
- Great Location



Ground Floor
Area: 22.3 m² ... 240 ft²



First Floor
Area: 10.2 m² ... 110 ft²



Total Area: 32.5 m² ... 350 ft²
All Measurements are approximate and for display purposes only

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		
		73 79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

