



Bush & Co.

350 Mill Road, Cambridge - £2,700 PCM

A spacious four double bedroom house located on vibrant Mill Road with its many shops, cafes and local amenities, within walking distance of the mainline Train Station, the City Centre and providing good access to Addenbrookes Hospital.

Entrance Hallway

Living Room

11'7" x 12'8" (3.55 x 3.87)
Front living room with bay window

Bedroom 3

9'7" x 11'6" (2.94 x 3.51)
Downstairs double bedroom

Shower Room

Ground floor shower room

Kitchen

9'10" x 17'3" (3.02 x 5.28)
Rear fitted kitchen with gas hob, electric oven, washing machine, dishwasher and fridge-freezer

Bedroom 1

15'6" x 11'6" (4.73 x 3.51)
First floor double bedroom

Bedroom 2

9'7" x 11'6" (2.94 x 3.51)
First floor middle double bedroom

Bedroom 4

9'10" x 8'5" (3.02 x 2.58)
First floor rear double bedroom

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.

Bathroom

6'2" x 9'0" (1.90 x 2.76)
First floor bathroom with electric shower over bath

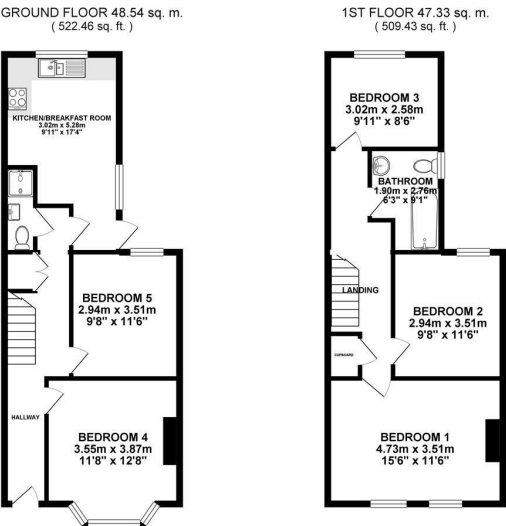
Garden

Rear enclosed garden with shed

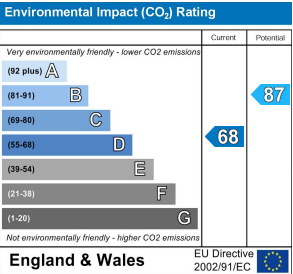
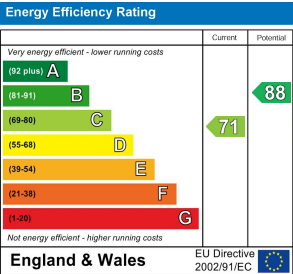
Key information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £2700 pcm (£623 pw)
Deposit – £3115
Available part furnished now
Long term tenancy
Suitable for a family or professional share groups of 4 who all know each other

- Four Double Bedrooms
- Gas Central Heating
- 95.87 sqm / 1031.89 sqft
- Rear Enclosed Garden
- Suitable for Professional Share Groups
- Partly Furnished House
- Double Glazed Throughout
- Sorry, No Pets or Smokers
- Street Parking
- Superb Central Location



TOTAL FLOOR AREA: 95.87 sq. m. (1031.89 sq. ft.) approx.
*All areas are measured to the internal face of the walls and are not intended to be used for legal purposes. All areas, including rooms and any other parts, are approximate and are not intended to be used for legal purposes. The floor area of the property is measured to the internal face of the walls and is not intended to be used for legal purposes. The floor area of the property is measured to the internal face of the walls and is not intended to be used for legal purposes. The floor area of the property is measured to the internal face of the walls and is not intended to be used for legal purposes.



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