



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

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

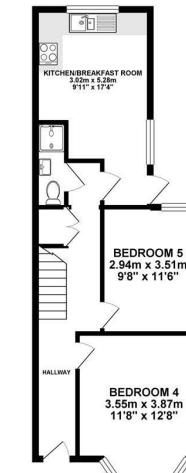
Long term tenancy

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



GROUND FLOOR 48.54 sq. m.
(522.46 sq. ft.)



1ST FLOOR 47.33 sq. m.
(509.43 sq. ft.)



TOTAL FLOOR AREA: 95.87 sq. m. (1031.89 sq. ft.) approx.
Measurements, rooms and any other data are approximate and are not necessarily to scale for convenience of layout only. Prospective buyers should not rely on them as statements 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.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	71
(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 ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	87
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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