



Bush & Co.

# 32 Kerridge Close, Cambridge - £1,200 PCM

A delightful one bedroom end of terrace house in a very central location in a quiet cul de sac located just off Sturton Street, close to the City Centre, Beehive Centre, Retail Park and mainline Train Station and within walking distance to many shops, cafes and local amenities. The property comes unfurnished with one allocated parking space.

## Kitchen/Living Room

14'8" x 10'9" (4.48 x 3.28)  
Open plan kitchen/living room with electric cooker, under counter fridge with small freezer compartment and washing machine

## Bedroom

14'8" x 10'9" (4.48 x 3.28)  
First floor double bedroom with large storage area

## Shower Room

Modern shower room with shower cubicle, WC and hand basin

## Garden & Parking

Front courtyard garden with storage area and off street parking for one car

## 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.

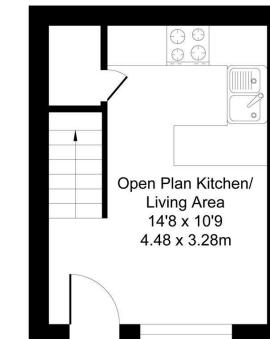
## Key Information

EPC Rating – E  
Council Tax Band – B (Cambridge City Council)  
Rent – £1200 pcm (£276 pw)  
Deposit – £1384  
Available unfurnished now  
Long term tenancy

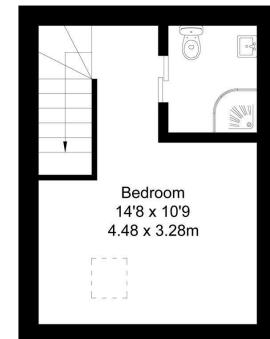
- One Bedroom
- End Of Terrace House
- Unfurnished
- Electric Heating
- Partially Double Glazed
- Sorry, No Pets or Smokers
- Front Garden
- Off Street Parking Available
- Central Location
- 29.2 sqm / 314 sqft



Ground Floor  
Area: 14.6 m<sup>2</sup> ... 157 ft<sup>2</sup>



First Floor  
Area: 14.6 m<sup>2</sup> ... 157 ft<sup>2</sup>



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Total Area: 29.2 m<sup>2</sup> ... 314 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	53
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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