



Bush & Co.



## 167 Ross Street Room 4, Cambridge - £620 PCM

A well presented furnished, first floor room (3.32 x 3.03m) in a shared house just minutes from vibrant Mill Road with its many shops, cafes and amenities and within walking distance of the mainline train station and City Centre.

### Room

10'10" x 9'11" (3.32 x 3.03)

The room located at the rear of the house is furnished with a double bed, wardrobe and desk & chair

### Shower Rooms

There are two communal shower rooms (ground floor and first floor)

### Kitchen

Generously sized kitchen/diner with electric hob & oven, 2 x fridge freezers and washing machine  
Back door leading to garden

### Living Room

Shared living room located at the front of the property

### Garden and Parking

Paved garden with rear access for bikes

Street parking available

### 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.

### Key information

EPC Rating – C

Rent – £620 pcm (£143 pw)

Deposit – £715

Available furnished 13th February 2025

Long term tenancy

Utilities & Wi-fi included in the rent

Single occupancy only

The property has six rooms which are let on an individual room basis

- Room Let
- Gas central heating
- Communal Garden
- Double glazing
- Furnished Property
- Sorry, No Smokers
- Street parking Available

