



Bush & Co.

93 Tamarin Gardens, Cambridge - £1,750

An extended three bedroom semi-detached house in popular Cherry Hinton. Located within walking distance of a large supermarket and the many shops and amenities of Cherry Hinton High Street. Within easy reach of ARM Holdings and Addenbrookes Hospital and offering good access to the city centre and A14

Entrance Lobby

Living room

14'7" x 14'6" m (4.47 x 4.42 m)
Spacious, front facing living room with vinyl flooring and stairs to first floor

Study/Playroom/Spare Bedroom

16'9" x 8'2" m (5.12 x 2.49 m)
Good sized useful room as a study, playroom or spare bedroom
Housing the washing machine

Downstairs Shower Room

Kitchen - Dining Room

14'7" x 10'2" (4.47 x 3.12)
Rear kitchen with gas hob, electric oven, fridge freezer and dishwasher
Plenty of room for a dining table
Back door to the rear garden

Stairs and Landing

With useful cupboard

Bedroom 1

12'7" x 8'7" (3.86 x 2.64)
Front double bedroom

Bedroom 2

9'6" x 8'3" (2.92 x 2.54)
Rear double bedroom with fitted wardrobe

Bedroom 3

6'7" x 6'2" (2.03 x 1.88)
Rear single bedroom with built in cupboard

Family Bathroom

Bathroom with shower over the bath

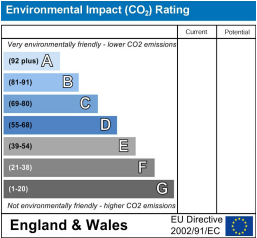
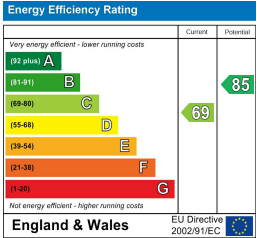
Front and rear Gardens

Open plan lawned front garden
Enclosed rear garden laid to lawn with paved patio area and shed

Key Information

EPC Rating – C
Council Tax Band – C
Rent – £1750 pcm (£ 403pw)
Deposit – £2019
Available unfurnished now
Long term tenancy

- Three Bedroom Semi Detached House
- Extended downstairs with versatile room
- Bathroom and ds shower room
- Gas Central Heating and Double Glazing
- Enclosed rear garden with shed
- Close to shops and amenities



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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