



Bush & Co.

The Studio Grantchester Road, Coton - £1,200 PCM

A two double bedroom semi-detached cottage with views over open countryside just outside the village of Coton, a few minutes from access to the M11 and offering good road links to Cambridge centre.

Entrance Hall

Entrance hall with large cupboard and stairs leading to the first floor

Living/Dining Room

19'9" x 18'8" (6.04 x 5.69)

Very spacious L shaped living room

Kitchen

Rear kitchen with back door leading to garden. Kitchen is fitted with electric cooker, fridge freezer, washing machine and slimline dishwasher

Bedroom 1

12'8" x 13'6" (3.87 x 4.13)

Double bedroom with built in wardrobe

Bedroom 2

10'11" x 14'3" (3.34 x 4.36)

Second double bedroom with wonderful views

Bathroom

Bathroom with shower over bath and separate toilet

Garden and Parking

Front and rear gardens and plenty of off road parking available

Key information

EPC Rating – E

Council Tax Band – D (South Cambridgeshire Council)

Rent – £1200 pcm (£276 pw)

Deposit – £1384

Available unfurnished 6th February 2026

Long term tenancy

- Semi-Detached House
- Unfurnished Property
- Double Glazing
- Driveway Parking Available
- Wonderful Views
- Two Double Bedrooms
- Electric Heating
- Front & Rear Gardens
- 83 sqm / 893 sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	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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