



Bush & Co.

39A St. Thomas's Square, Cambridge - £1,900 PCM

A spacious detached three bedroom family home with driveway parking located in this popular city location providing quick access to Addenbrookes Hospital, the City Centre, mainline Train Station and many local shops, amenities and schools.

Entrance Hallway

Entrance hall with ground floor WC

Kitchen/Dining Room

9'6" x 12'1" (2.92 x 3.69)

Fitted kitchen with fridge freezer, washer dryer, gas hob and electric oven with extractor fan and dishwasher

Study/Office

6'0" x 8'8" (1.83 x 2.66)

Front ground floor study/office with wood laminate flooring

Living Room

19'4" x 12'0" (5.90 x 3.68)

Spacious and sunny living room located to the rear of the house with wood laminate flooring, patio doors giving access to the garden and stairs leading to the first floor

Bedroom 1

12'0" x 11'0" (3.68 x 3.37)

Front master double bedroom with carpet

Bedroom 2

12'0" x 8'9" (3.67 x 2.69)

Second double bedroom with carpet

Bedroom 3

12'0" x 7'11" (3.68 x 2.42)

Small double bedroom with carpet

Bathroom

8'8" x 6'8" (2.66 x 2.04)

First floor bathroom with shower over bath, WC, hand basin, Velux window and cupboard

Garden & Parking

Enclosed front and rear gardens, mostly laid to lawn with covered bike storage and driveway parking available for two cars

Key Information

EPC Rating – C

Council Tax Band – D (Cambridge City Council)

Rent – £1900 pcm (£438 pw)

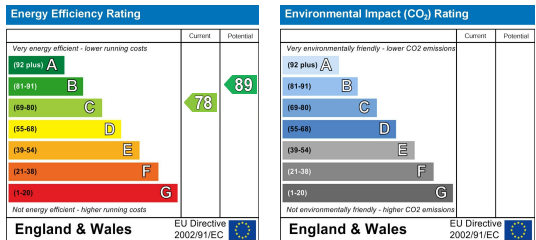
Deposit – £2192

Available unfurnished now

Long term tenancy

Regret not available to share groups of more than two

- Detached House
- Three Bedrooms
- Driveway Parking Available
- Front & Rear Gardens
- Covered Bike Storage
- Gas Central Heating & Fully Double Glazed
- 89 sqm / 957 sqft
- Sorry, No Pets
- Perfect Family House
- Ground Floor WC



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.

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