



Bush & Co.

## 31 Hobart Road, Cambridge - £1,750 PCM

A well presented and spacious three bedroom end of terrace Victorian house located just off vibrant Mill Road within walking distance to many local shops, cafes and amenities, the mainline Train Station and the City Centre and also offering good access to Addenbrookes Hospital and the A14. The property is offered partly furnished and regrettably is not available to students or share groups of more than two.

### Entrance Hall

### Kitchen

10'0" x 8'7" (3.05 x 2.62)  
Rear kitchen with a range of wall and base level units complete with gas hob, electric oven, fridge-freezer, dishwasher and washer-drier  
Back door to garden

### Living Room

11'3" x 10'0" (3.43 x 3.05)  
Front living room

### Dining Room

11'3" x 10'0" (3.43 x 3.05)  
Rear dining room with wood flooring

### Bathroom

Ground floor bathroom with shower over the bath

### Bedroom 1

13'3" x 11'3" (4.06 x 3.45)  
Front double bedroom

### Bedroom 2

9'10", 11'4"9" x 8'0" (3.35 x 2.44)  
Second double bedroom

### Bedroom 3

10'5" x 8'5" (3.18 x 2.57)  
Rear good sized bedroom

### Rear Garden

Enclosed rear garden with rear access  
Laid to lawn with patio and shed

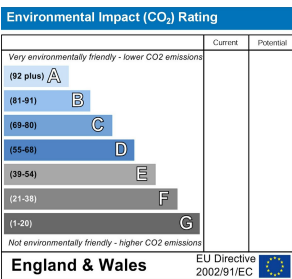
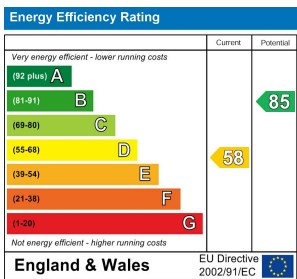
### Key information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1750 pcm (£403 pw)  
Deposit – £2019  
Available part furnished 3rd October 2026  
Long term tenancy  
Regret not available to share groups of more than two

- End Of Terrace House
- Gas Central Heating
- Enclosed Rear Garden with Shed
- 74.4 sqm / 800 sqft
- Not Available To Share Groups Of More Than Two
- Three Bedrooms
- Partially Double Glazed
- Street Parking (Permit Not Required)
- Not Available To Students
- Great Location



Total area: approx. 74.4 sq. metres (800.4 sq. feet)



### 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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