



Bush & Co.

1 Thoday Street, Cambridge - £1,800 PCM

A well presented three bedroom Victorian end of terrace house ideally located off vibrant Mill Road offering quick and easy access to the mainline train station, the City Centre and many shops, cafes and local amenities.

Living Room

11'11" x 11'0" (3.64 x 3.36)

Front bright living room leading to dining room

Dining Room

10'8" x 9'6" (3.27 x 2.91)

Dining room leading to rear kitchen

Kitchen

10'0" x 6'1" (3.06 x 1.87)

Kitchen fitted with under counter fridge, gas hob, new electric oven, washing machine and back door leading to rear enclosed garden

Bathroom

Rear spacious ground floor bathroom with shower over bath, WC, hand basin and heated towel rail

Bedroom 1

13'4" x 11'1" (4.07 x 3.39)

Front master bedroom with cupboard

Bedroom 2

10'9" x 7'3" (3.28 x 2.21)

Second bedroom

Bedroom 3

9'9" x 6'6" (2.98 x 1.99)

Rear single bedroom/study

Parking and Garden

Rear enclosed garden with side access and street parking available (no permit required)

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1800 pcm (£415 pw)

Deposit – £2076

Available unfurnished 7th March 2025

Long term tenancy

Regret not available to share groups of more than two

- Three Bedrooms
- End of Terrace
- 67.8 sqm / 731 sqft
- Pets Considered
- Double Glazing
- Gas Central Heating
- Rear Enclosed Garden
- Street Parking (Permit not required)
- Not Available To Share Groups Of More Than Two
- Unfurnished

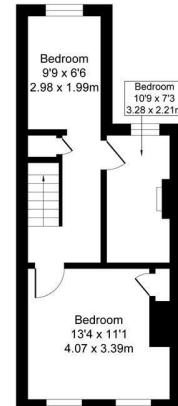
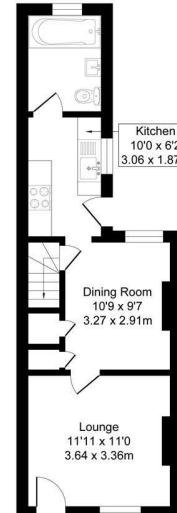


Ground Floor

Area: 34.8 m² ... 375 ft²

First Floor

Area: 33.0 m² ... 356 ft²



Total Area: 67.8 m² ... 731 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86
(81-91) B	60
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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

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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