



Bush & Co.

# 45 Cavendish Road, Cambridge - £1,750 PCM

A delightful two bedroom Victorian Terrace house located just off Mill Road within walking distance of a wide variety of shops and local amenities and with quick access to the City Centre, mainline Train Station and Addenbrookes hospital.

## Living Room

9'10" x 11'5" (3.02 x 3.49)

Front living room with brick featured fire place (for decorative use only)

## Dining Room

12'6" x 11'5" (3.82 x 3.49)

Second reception room with stairs leading to the first floor

## Kitchen

9'10" x 11'5" (3.02 x 3.49)

Rear fitted kitchen with back door leading to garden. The kitchen is fitted with gas hob, electric oven, fridge freezer, washer drier and dishwasher

## Bedroom 1

11'5" x 9'11" (3.49 x 3.03)

Front double bedroom with built in cupboard

## Bedroom 2

10'0" x 8'0" (3.05 x 2.46)

Second double bedroom

## Bathroom

6'7" x 8'11" (2.03 x 2.73)

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

## Garden & Parking

Rear garden with shed and street parking available (no permit required)

## Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1750 pcm (£403 pw)

Deposit – £2019

Available unfurnished 2nd March 2026

Long term tenancy

Rear garden with shed and shared access

- Terraced House
- Unfurnished
- Sorry, No Pets or Smokers
- Gas Central Heating
- Excellent Location
- Two Double Bedrooms
- Rear Garden With Shared Access
- Double Glazing
- Modern Fitted Kitchen
- Two Reception Rooms



Energy Efficiency Rating	
	Current
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

## Lettings Office:

8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085    [lettings@bushandco.co.uk](mailto:lettings@bushandco.co.uk)

## Sales Office:

169 Mill Road, Cambridge CB1 3AN  
01223 246262    [sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)