



Bush & Co.

38 Cyprus Road, Cambridge - £2,000 PCM

A delightful three bedroom terraced house arranged over three floors, situated just off Mill Road minutes from a wide variety of shops and local amenities, within walking distance from the mainline Train Station and the City Centre and providing good access to Addenbrookes Hospital.

Living/Dining Room

21'3" x 10'5" (6.48 x 3.19)

Front spacious living/dining room

Kitchen

12'1" x 9'2" (3.69 x 2.80)

Rear kitchen with electric hob and oven, fridge freezer and washing machine

Back door leading to garden

Bedroom 1

13'1" x 10'4" (4.00 x 3.17)

First floor double bedroom

Bedroom 2

10'5" x 8'0" (3.20 x 2.45)

First floor second double bedroom

Bathroom

Large modern first floor bathroom with bath and separate shower cubicle, WC and hand basin

Bedroom 3

15'8" x 12'0" (4.78 x 3.66)

Second floor double bedroom with separate shower room and small useful study (1.76 x 1.38m)

Key information

EPC Rating – E

Council Tax Band – C (Cambridge City Council)

Rent – £2000 pcm (£461 pw)

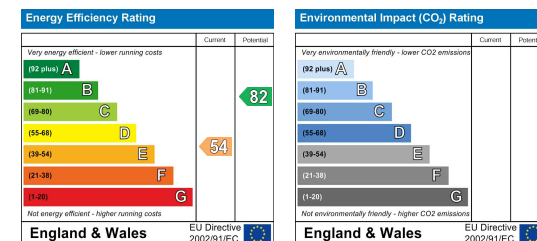
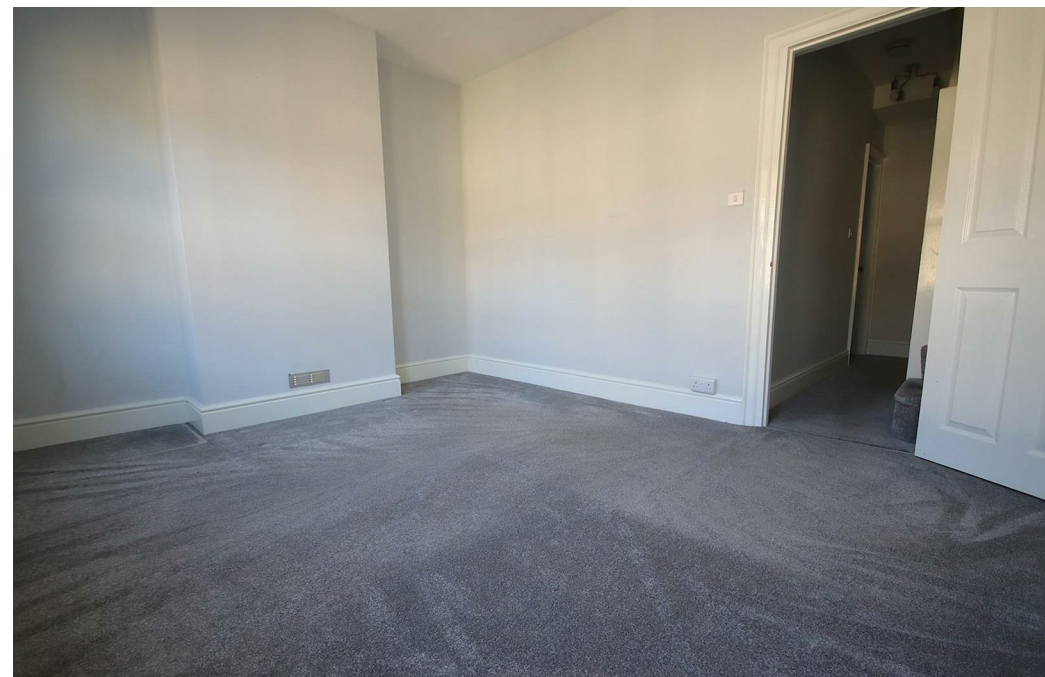
Deposit – £2307

Available unfurnished 9th January 2026

Long term tenancy

Regret not available to share groups more than two

- Three Bedroom • End Of Terrace House
- 98 sqm / 1055 sqft
- Arranged Over Three Floors
- Street Parking
- Two Bathrooms
- Partially Double Glazed
- Gas Central Heating
- Unfurnished
- Sorry No Pets or Smoking



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.

Lettings Office:

8 The Broadway, Mill Road, Cambridge CB1 3AH

01223 508085 lettings@bushandco.co.uk

Sales Office:

169 Mill Road, Cambridge CB1 3AN

01223 246262 sales@bushandco.co.uk