



Bush & Co.

47 Greystoke Road, Cambridge - £1,950 PCM

A delightful extended, three bedroom Semi Detached house located just off Queen Ediths Way, within walking distance to Addenbrookes Hospital and many local shops and amenities of Cherry Hinton and with good access to the City Centre, A14 and M11.

Entrance Hallway

With access to the living room and kitchen and stairs to first floor

Living Room

11'11" x 13'2" (3.64 x 4.02)

Bright front living room with gas fire and wood flooring

Kitchen

10'5" x 9'7" (3.19 x 2.93)

Fitted kitchen with five ring gas hob, electric oven, fridge freezer and dishwasher with side door leading to covered area by garage

Dining Room

26'4" x 9'11" (8.05 x 3.04)

Extended dining area with fitted units, patio door leading to garden and door to utility room

Utility Room

With sink, washing machine, tumble drier and downstairs shower room

Garden and Parking

Rear enclosed garden, mostly laid to lawn with patio and decking area and access to the garage

Driveway parking available for three cars

Bedroom 1

13'7" x 9'5" (4.15 x 2.89)

Front master bedroom with built in sliding wardrobes and wood flooring

Bedroom 2

8'11" x 9'4" (2.73 x 2.86)

Rear double bedroom with built in sliding wardrobe, shelf storage and wood flooring

Bedroom 3

5'10" x 7'11" (1.80 x 2.42)

Front single bedroom with cupboard and wood flooring

Bathroom

Fully tiled rear bathroom with electric shower

over bath, heated towel rail and sink with

vanity unit

Key information

EPC Rating – C

Council Tax Band – D (Cambridge City Council)

Rent – £1950 pcm (£450 pw)

Deposit – £2250

Available unfurnished 7th October 2024

Long term tenancy

Regret not available to share groups of more than two

- Double glazing
- Extended three bedroom house
- Plenty of parking
- Rear enclosed garden
- Two bathrooms
- Gas central heating
- Semi Detached
- Garage for storage
- Sorry, no smokers
- Three bedrooms



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 ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 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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