



Bush & Co.

# 72 High Street, Sawston - £1,150 PCM

A charming period one bedroom cottage located on Sawston High Street offering a wide variety of shops and local amenities and also providing quick access to the mainline train stations at Great Shelford and Whittlesford, Addenbrookes Hospital, Granta Park, Cambridge City Centre and major road links including the A505, A11 and M11.

## Living Room

Front living room with carpet leading to kitchen

## Kitchen

Rear fitted kitchen with electric hob and oven (space for washing machine and fridge freezer but not supplied)  
Back door leading to garden

## Bedroom

First floor spacious double bedroom and generously sized landing which is perfectly suited for a work space

## Bathroom

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

## 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.

## Garden & Parking

Rear enclosed garden and off street parking for two cars

## Key Information

EPC Rating – C

Council Tax Band – B (South Cambridgeshire Council)

Rent – £1150 pcm (£265 pw)

Deposit – £1326

Available unfurnished 24th January 2026

Long term tenancy

- Period Cottage
- Unfurnished
- Gas Central Heating
- Rear Garden
- 81 sqm / 871 sqft
- One Bedroom
- Secondary Glazing
- Off Street Parking
- Fantastic Location
- Sorry, No Pets or Smokers



Energy Efficiency Rating		
	Current	Potential
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	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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