



Bush & Co.

3 Farringford Close, Cambridge - £1,400 PCM

This delightful two bedroom ground floor maisonette is located North of the city just off Histon Road, offering easy access to major road links including the A14 and M11, Cambridge North Train Station, the Science and Business Parks and Cambridge City Centre.

Entrance Hall

Entrance hall way with two storage cupboards

Living/Dining Room

15'7" x 14'9" (4.76 x 4.52)
Generously sized living/dining room with newly laid carpet and large bay window

Kitchen

8'9" x 7'6" (2.67 x 2.30)
Kitchen fitted with free standing fridge freezer, gas hob and electric oven with extractor fan, washing machine and dishwasher

Bedroom 1

13'3" x 10'7" (4.04 x 3.25)
Principle bedroom offering lots of space, with newly laid carpet and fitted wardrobes

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.

Bedroom 2

9'8" x 9'2" (2.96 x 2.80)
Second small double bedroom with newly laid carpet

Bathroom

Bathroom with shower over bath, hand basin and WC

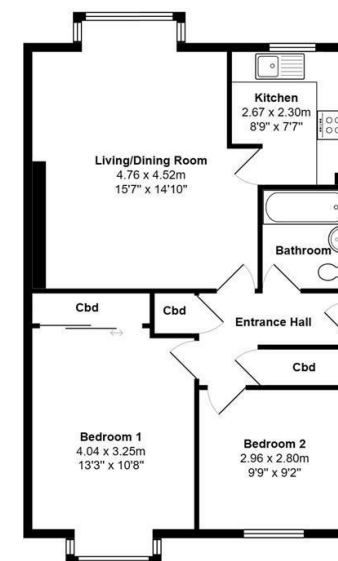
Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished now
Long term tenancy

- Two Bedroom Maisonette
- Unfurnished
- Gas Central Heating
- Front Garden
- Available Now
- Ground Floor
- 62.6 sqm / 674 sqft
- Double Glazed Throughout
- Street Parking Available
- Outside Storage cupboard



Farringford Close, Cambridge



Total Area: 62.6 m² ... 674 ft² (excluding porch)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		

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