



Bush & Co.

24 Lammas Field, Cambridge - £1,900 PCM

A delightful two bedroom bungalow quietly tucked away in very popular Newnham within walking distance to many shops, the City Centre and local amenities and offering quick access to the main line Train Station, Addenbrookes Hospital and major road links including the M11.

Kitchen

7'11" x 7'2" (2.42 x 2.20)
Modern fitted kitchen with electric hob and oven
Dishwasher, washing machine and fridge freezer can be purchased from vacating tenants on a separate negotiation

Living/Dining Room

18'9" x 12'10" (5.74 x 3.93)
Spacious living/dining room with wood effect laminate flooring and French doors leading to courtyard garden

Bedroom 1

10'3" x 9'11" (3.14 x 3.04)

Double bedroom

Bedroom 2

9'5" x 8'6" (2.88 x 2.61)

Small double bedroom

Bathroom

Bathroom with shower over bath, WC and hand basin

Loft Storage Area

Large storage area with stairs and Velux windows
For storage purposes only

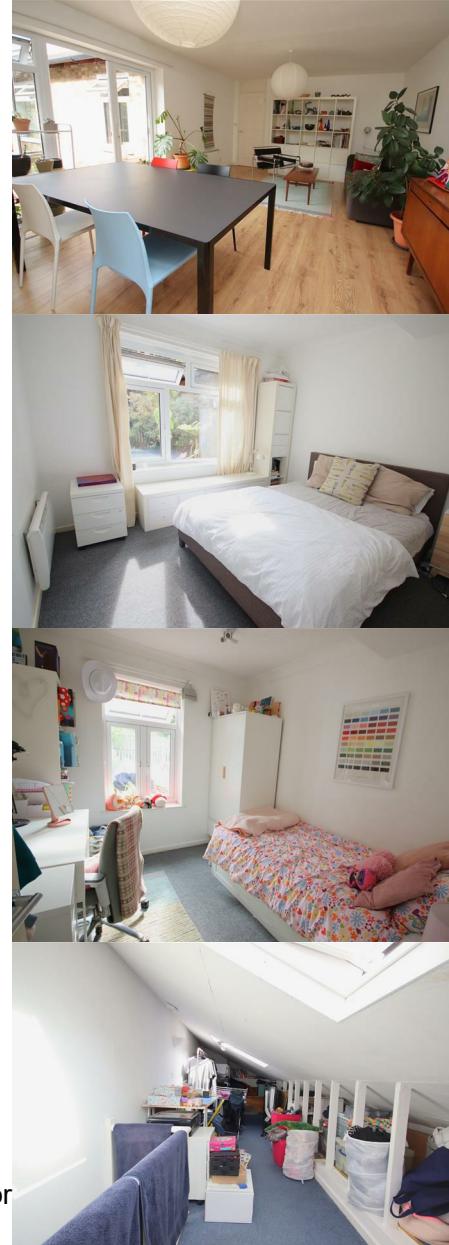
Garden & Parking

Mature courtyard garden with gate and off street parking available (permit required)

Key Information

EPC Rating – TBC
Council Tax Band – C (Cambridge City Council)
Rent – £1900 pcm (£438 pw)
Deposit – £2192
Available unfurnished 6th September
Long term tenancy

- Bungalow
- Unfurnished
- Off Street Parking (Permit Required)
- Partially Double Glazed
- Loft Storage Area
- Two Bedroom
- 75 sqm / 806 sqft
- Mature Courtyard Garden
- Electric Heating
- 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 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			
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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