



Bush & Co.

8 Cockburn Street, Cambridge - £1,600 PCM

A good sized three bedroom, Semi Detached house situated in Cockburn street just off Mill Road, within walking distance to many local shops, cafes and amenities, the mainline Train Station and the City Centre and also offering good access to Addenbrookes Hospital and the A14.

Living Room

10'11" x 10'11" (3.35 x 3.34)
Front living room with wood flooring leading to dining room

Dining Room

10'11" x 10'11" (3.35 x 3.35)
Dining area with wood flooring leading to rear kitchen

Kitchen

6'5" x 7'6" (1.98 x 2.31)
Rear kitchen with back door. Kitchen is equipped with electric hob and oven, under counter fridge and washing machine

Shower Room

Ground floor tiled shower room with shower enclosure, WC and hand basin

Bedroom 1

11'1" x 11'0" (3.40 x 3.36)
Front double bedroom

Bedroom 2

5'4" x 10'11" (1.63 x 3.33)
Second single bedroom

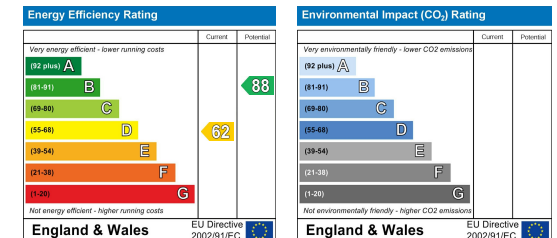
Bedroom 3

8'7" x 6'5" (2.63 x 1.98)
Rear third bedroom perfectly suited for a study or infant bedroom

Key Information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished now
Long term tenancy
On street parking (permit required)

- Three Bedrooms • Semi-Detached House
- Unfurnished • Gas Central Heating
- Double Glazing Throughout • Sorry, No Smokers
- Sorry, No Pets Allowed • No Garden
- Permit Parking Available On Street • Great Location



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