



Bush & Co.

89 Hobart Road, Cambridge - £2,200 PCM

A skilfully extended three double bedroom mid terrace house located a few minutes from vibrant Mill Road with its wonderful mix of shops, cafes and amenities, within walking distance of the mainline train station and the City Centre and offering quick access to Addenbrookes Hospital.

Entrance Hallway

Sitting Room

12'3" x 11'6" (3.74 x 3.52)

Bright front sitting room with bay window and wood flooring

Kitchen/Diner

15'5" x 10'9" (4.71 x 3.29)

Beautifully extended kitchen/dining room with wood flooring, 5 ring gas range cooker, washing machine, drier, dishwasher and fridge freezer

Downstairs cloakroom with WC

Bedroom 1

11'6" x 9'8" (3.52 x 2.95)

Double bedroom with wood flooring located on the first floor

Bedroom 2

10'9" x 9'8" (3.29 x 2.95)

Rear double bedroom also located on the first floor

Bathroom

First floor bathroom with shower over bath, WC and hand basin

Bedroom 3

12'8" x 10'11" (3.87 x 3.34)

Second floor double bedroom with wood flooring and built in wardrobe

Garden & parking

Long garden and driveway parking available for one car

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £2200 pcm (£507 pw)

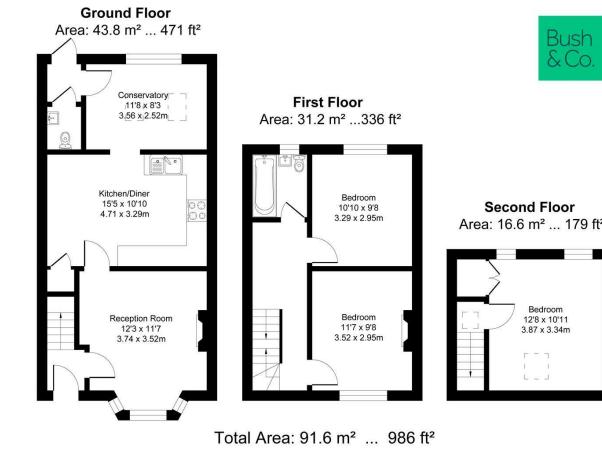
Deposit – £2538

Available part furnished 7th March 2026

Long term tenancy

Available to a professional share group

- Mid-Terrace House
- Three Double Bedrooms
- Gas Central Heating
- Double Glazing
- Large Garden
- Driveway Parking
- Downstairs WC
- Sorry, No Pets or Smoking
- Available To Share Groups
- 91.6 sqm / 986 sqft



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	Potential
(69-80) C	75
(55-68) D	67
(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	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	Current
(81-91) B	Potential
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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