Bush & Co.

9 Clara Rackham Street, Cambridge - £2,600 Per Month

A spectacular and well proportioned three bedroom, semi-detached town house located in the thriving Timber Works development, just minutes from vibrant Mill Road and within walking distance of the Beehive Centre and Retail Park, Cambridge City Centre, the main line train station, local gyms and a variety of shops, cafes and many amenities. The spacious town house (114 sq m) is opposite a large green/park area and is minutes from the local nursey. The property also benefits from having gas central heating with underfloor heating on the ground floor and is arranged over three floors.

Entrance Hall
Entrance hall with laminate flooring
Cupboard containing water tank

Kitchen
8'0" x 14'1" m (2.45 x 4.30 m)
Modern fitted kitchen with fridge-freezer, dishwasher, electric hob and oven , microwave and washer-drier

Dining/Family Room
16'10" x 10'7" (5.15 x 3.25m)
Bright, rear family room with laminate flooring and doors to the garden
Underfloor heating
Understairs cupboard

Downstairs Cloakroom

First Floor Living Room
16'10" x 10'2" (5.15 x 3.10)
Spacious first floor living room with picture windows over looking the front of the house

Bedroom 2
16'10" x 8'4" m (5.15 x 2.55 m)
First floor rear double bedroom

Family Bathroom
Contemporary bathroom with shower over the bath

Bedroom 1
13'5" x 10'2" m (4.10 x 3.10 m)
Rear second floor master bedroom with fitted, mirror-fronted wardrobe and ensuite shower room

Ensuite Shower Room
Modern ensuite shower room

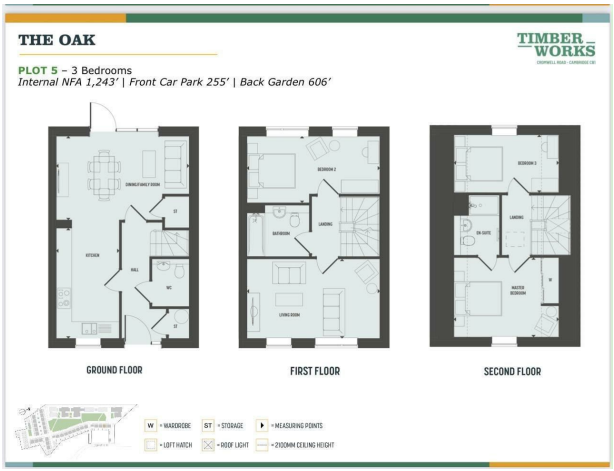
Bedroom 3
13'5" x 7'4" m (4.10 x 2.25 m)
Rear second floor good-sized bedroom

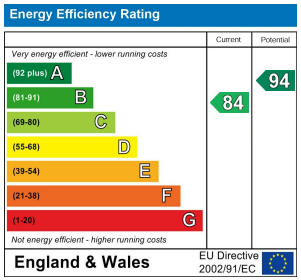
Rear Garden
Sunny rear enclosed garden with lawn and paving
Garden shed with mower

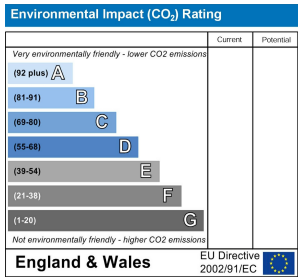
Front Parking
Parking for 1 vehicle at the front of the house with electric car charging point

Key Information
EPC Rating – B
Council Tax Band – E
Rent – £2600 pcm (£600 pw)
Deposit – £3000
Available unfurnished now
Regret not available to share groups of more than two

- Spacious Three Bedroom Semi Detached Town House
- Quick access to Shops, cafes, gyms
- One allocated parking space with electric car charger
- Unfurnished Property
- In popular modern development
- Gas Central Heating and Double Glazing
- 114 square metres on three floors







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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