



Bush & Co.

98 Gwydir Street, Cambridge - £1,650 PCM

A delightful Victorian terrace house within easy walking distance of the City Centre and mainline station and just minutes from a wide variety of shops, cafes and local amenities.

Living/Dining Room

21'10" x 11'3" (6.66 x 3.45)

Open plan living/dining room with wooden flooring

Kitchen

12'7" x 8'2" (3.84 x 2.51)

Modern fitted kitchen with electric hob and oven, fridge freezer and washing machine

Bedroom 1

12'6" x 11'3" (3.83 x 3.45)

Front double bedroom

Bedroom 2

8'1" x 7'3" (2.48 x 2.21)

Rear single bedroom

Study

9'2" x 6'0" (2.81 x 1.84)

Shower Room

Modern tiled shower room with WC, hand basin and heated towel rail

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.

Key information

EPC Rating – D

Council Tax Band – C (Cambridge City Council)

Rent – £1650 pcm (£380 pw)

Deposit – £1903

Available unfurnished 21st

December 2024

Long term tenancy

Long rear garden and street parking (Permit required)

- Double glazing
- 2 Bedrooms
- Unfurnished
- Gas central heating
- Sorry, no smokers
- Sorry, no pets
- Rear garden
- Street parking - Permit required
- 68 sqm / 731 sqft



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	

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