Bush & Co.

# 14 St. Philips Road, Cambridge - £1,900 PCM

A delightful, extended two bedroom mid terrace family house a few minutes from vibrant Mill Road with its wide choice of shops, cafes, restaurants and local amenities, within walking distance of the mainline train station and the City Centre.

## Kitchen/Dining Room

16'1" x 14'0" (4.91 x 4.29)
Rear kitchen fitted with 5 ring gas hob, electric oven, washer-drier, fridge-freezer and plumbing for slimline dishwasher
Opening to L shaped dining room with laminate floor, skylight and French doors to the garden

## Downstairs Bathroom

Ground floor stylish bathroom with shower over the bath

## Living Room

10'11" x 10'9" (3.33 x 3.30)
Front living room with laminate flooring and bay window

## Bedroom 1

16'11" x 10'10" (5.17 x 3.32)
Front double bedroom with wardrobe

## Bedroom 2

16'11" x 10'10" (5.17 x 3.32)
Rear double bedroom with wardrobe

## Shower Room

First floor shower room with shower enclosure, WC, hand basin and heated towel rail

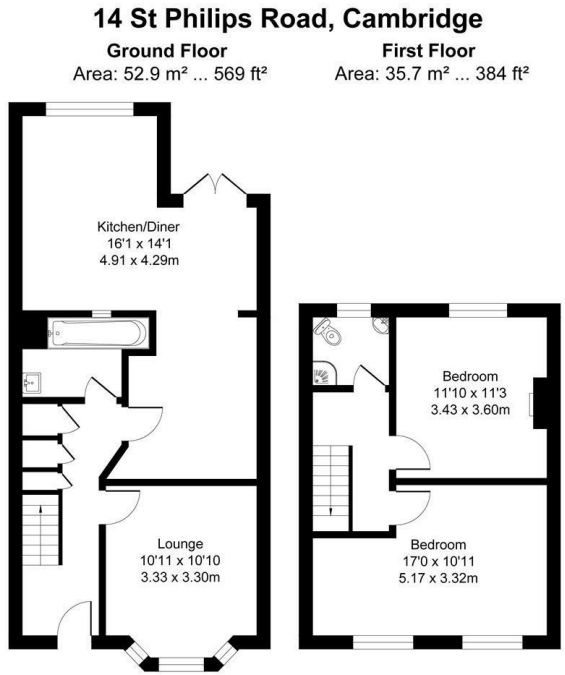
## Garden and Parking

Long garden mostly laid to lawn with shed and street parking available (no permit required)

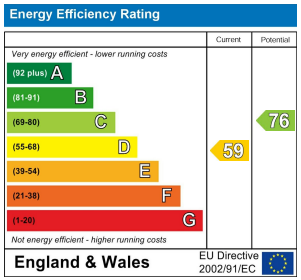
## Key information

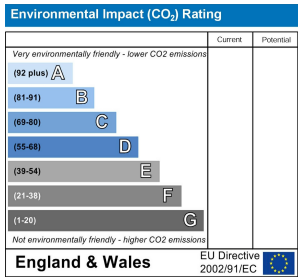
EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1900 pcm (£438 pw)
Deposit – £2192
Available unfurnished 16th November 2026
Long term tenancy

- Skillfully Extended House
- Two Reception Rooms
- Good Size Garden
- Double Glazing
- Street Parking (No Permit Required)
- Two Double Bedrooms
- Ground Floor Bathroom and First Floor Shower Room
- Gas Central Heating
- 88.6 sqm / 953 sqft
- Great Access To Mainline Train Station and City Centre




Total Area: 88.6 m² ... 953 ft²
All Measurements are approximate and for display purposes only





## 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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