



Bush & Co.

A delightful three bedroom terraced house arranged over three floors, situated just off Mill Road minutes from a wide variety of shops and local amenities, within walking distance from the mainline Train Station and the City Centre and providing good access to Addenbrookes Hospital.

#### Living/Dining Room

21'3" x 10'5" (6.48 x 3.19)  
Front spacious living/dining room

#### Kitchen

12'1" x 9'2" (3.69 x 2.80)  
Rear kitchen with electric hob and oven, fridge freezer and washing machine  
Back door leading to garden

#### Bedroom 1

13'1" x 10'4" (4.00 x 3.17)  
First floor double bedroom

#### Bedroom 2

10'5" x 8'0" (3.20 x 2.45)  
First floor second double bedroom

#### Bathroom

Large modern first floor bathroom with bath and separate shower cubicle, WC and hand basin

#### 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.

#### Bedroom 3

15'8" x 12'0" (4.78 x 3.66)  
Second floor double bedroom with separate shower room and small useful study (1.76 x 1.38m)

#### Key information

EPC Rating – E  
Council Tax Band – C (Cambridge City Council)  
Rent – £2000 pcm (£461 pw)  
Deposit – £2307  
Available unfurnished now  
Long term tenancy  
Regret not available to share groups more than two

- Three Bedroom House
- End Of Terrace
- 98 sqm / 1055 sqft
- Arranged Over Three Floors
- Street Parking
- Two Bathrooms
- Partially Double Glazed
- Gas Central Heating
- Unfurnished
- Pets Considered



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC