



Bush & Co.

4 Baker Lane, Trumpington - £2,900 PCM

A spectacular four bedroom townhouse which is well proportioned over three floors located in this very popular and highly specified development in Trumpington, offering quick access to Addenbrookes Hospital, the mainline Train Station, the City Centre, many shops and local amenities and major road links including the A10 and M11. The property benefits from having three bathrooms, ground floor WC located in the utility room and car port parking for two cars.

Entrance Hall

Entrance hall with wood laminate flooring

Downstairs Cloakroom and Utility Room

Cloakroom with fitted units and integrated washing machine

Kitchen-Dining Room

20'6" x 13'8" (6.26 x 4.18)

Fully integrated kitchen with dining area complete with 5 ring gas hob, electric oven, fridge-freezer and dishwasher
Wood floor and doors opening to the garden

Stairs and First Floor Landing

First Floor Living Room

15'8" x 11'2" (4.80 x 3.42)

Bright living room with dual aspect windows and doors to outer terrace

First Floor Balcony

Sunny balcony with wood decking flooring

Double Bedroom

13'7" x 9'9" (4.16 x 2.98)

Double bedroom with range of fitted wardrobes

Ensuite Shower Room

Bedroom 2

11'3" x 7'1" (3.45 x 2.17)

Smaller double bedroom

First Floor Shower Room

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.

Second Floor Landing

Landing with door to roof terrace

Bedroom 3

13'8" x 9'9" (4.17 x 2.99)

Double bedroom

Bedroom 4

13'8" x 9'9" (4.17 x 2.98)

Double Bedroom

Bathroom

Bathroom with shower over the bath

Roof Terrace

Sunny enclosed roof terrace

Rear Garden

Enclosed rear garden with paved patio, mostly laid to lawn with plants and shrubs

Car Port

Parking available for two cars

Key information

EPC Rating – B

Council Tax Band – F (Cambridge City Council)

Rent – £2900 pcm (£669 pw)

Deposit – £3346

Available unfurnished 9th October 2026

Long term tenancy

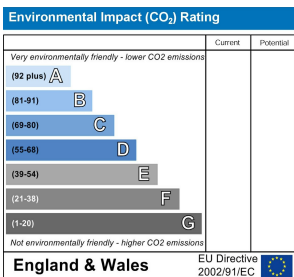
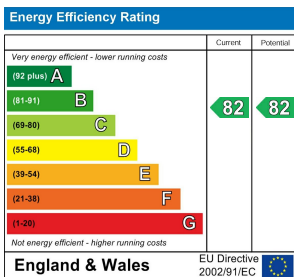
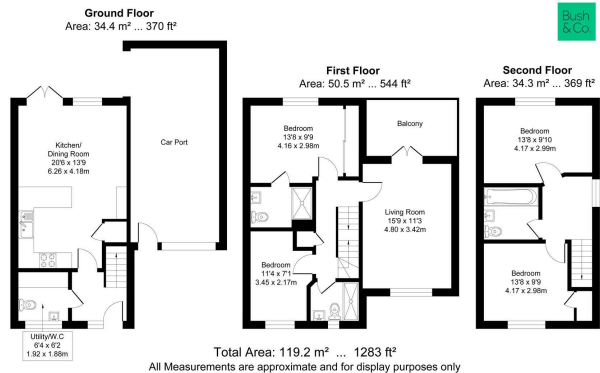
• Superb 4 Bedroom Mid • Two Sunny Balconies
Terrace House

• Gas Central Heating and Double Glazing • Car Port Parking For Two Cars

• Pets Considered • Enclosed sunny rear garden

• Not Available To Share Groups • Ideal for access to Addenbrookes Hospital

• Three Bathrooms • Very Spacious House



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