



Bush & Co.

560 Coldhams Lane, Cambridge - £2,300 PCM

A skillfully extended and spacious four bedroom Semi-Detached family house with driveway parking which is close to supermarkets, local schools and many shops and amenities of Cherry Hinton High Street and also offering quick access to Addenbrookes Hospital, the City Centre and A14.

Entrance Hall

Entrance hall with ground floor WC and cloakroom with water softening system

Study/Reception Room

11'9" x 11'4" (3.60 x 3.47)

Front reception room with electric fire and laminate flooring

Living Room

22'5" x 11'5" (6.85 x 3.48)

Rear extended living room with laminate flooring and patio doors to large garden

Dining Room

8'7" x 8'4" (2.63 x 2.56)

Dining area leading to rear fitted kitchen

Kitchen

9'7" x 8'3" (2.94 x 2.52)

Rear fitted kitchen with gas hob, electric oven, washing machine, fridge-freezer and dishwasher

Bedroom 2

11'9" x 11'4" (3.60 x 3.47)

First floor front double bedroom with fitted wardrobes

Bedroom 3

11'10" x 10'3" (3.62 x 3.13)

First floor rear double bedroom with fitted wardrobes

Bedroom 4

8'9" x 5'10" (2.68 x 1.80)

First floor front single bedroom

Bathroom

Modern family bathroom located on the first floor with shower over the bath, WC, hand basin and heated towel rail

Bedroom 1

12'9" x 12'7" (3.90 x 3.84)

Second floor double bedroom with ensuite shower room

Garden & Parking

Large rear garden mostly laid to lawn with decking area and shed, driveway parking for two cars and detached garage for storage

Key Information

EPC Rating – D

Council Tax Band – D (Cambridge City Council)

Rent – £2300 pcm (£530 pw)

Deposit – £2653

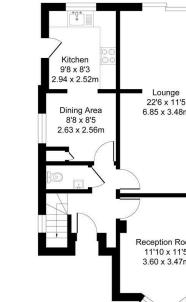
Available unfurnished 27th February 2026

Long term tenancy

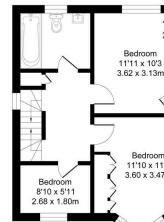
- Semi Detached Family House
- 4 Bedrooms
- Unfurnished Property
- Gas Central Heating & Double Glazed
- Sorry, No Smoking or Pets
- Large Rear Garden
- 127.5 sqm / 1374 sqft
- Driveway Parking Available
- Regret Not Available
- Excellent Location
- To Share Groups



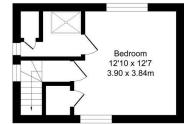
Ground Floor
Area: 58.9 m² ... 635 ft²



First Floor
Area: 45.8 m² ... 493 ft²



Second Floor
Area: 22.8 m² ... 246 ft²



Total Area: 127.5 m² ... 1374 ft²
All Measurements are approximate and for display purposes only

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 (CO₂) 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		

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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