



Bush & Co.

## 30 Hope Street, Cambridge - £1,750 Per Month

A charming two bedroom, Victorian terraced house located just off vibrant Mill Road with its variety of shops, cafes and local amenities and within walking distance of the mainline train station and City Centre.

### Living Room

11'5" x 11'6" (3.49 x 3.51)  
Entry from front door into cosy living room with decorative fireplace

### Dining Room

11'4" x 9'0" (3.45m x 2.74m )  
Rear dining room with understairs cupboard and stairs to first floor  
Wooden sideboard and framed mirror

### Kitchen

13'4" x 6'8" (4.08 x 2.04m)  
Rear fitted kitchen with free standing gas cooker, fridge freezer, dishwasher and washing machine  
Back door to garden

### Bedroom 1

11'4" x 11'7" (3.47 x 3.54 )  
Front double bedroom with wardrobe

### 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 2

11'5" x 6'4" (3.50 x 1.94)  
Smaller back bedroom

### Bathroom

9'11" x 6'7" (3.03 x 2.03)  
Rear bathroom with bath and separate shower cubicle

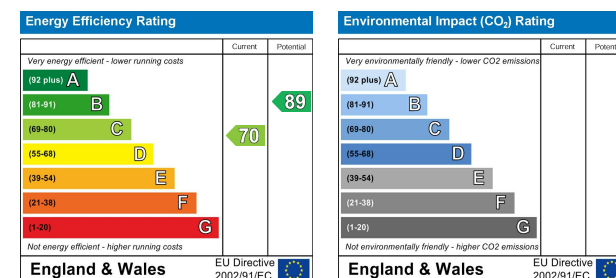
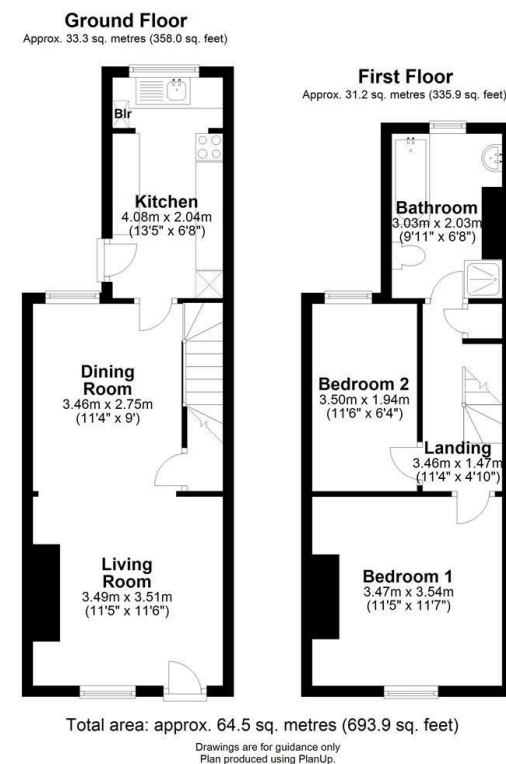
### Rear Garden

Pretty enclosed paved rear garden with rear access to Argyle Street

### Key Information

EPC Rating – C  
Council Tax Band – C  
Rent – £1750 pcm (£403 pw)  
Deposit – £2019  
Available unfurnished 12 September 2026

- Charming two bedroom terraced cottage
- Ideally located for access to the railway station and city centre
- Just off Vibrant Mill Road
- Gas central heating and double glazing
- Pretty courtyard garden
- Permit Parking on Street
- EPC rating C



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