Bush & Co.

# 13 Villa Place, Impington - £1,500 PCM

A delightful two double bedroom mid terrace house at the end of a quiet cul de sac in the village of Impington, within easy reach of local shops, schools and amenities, a few minutes from access to the A14 and M11 and offering quick access to the Cambridge Science and Business Parks, Cambridge North Train Station and the City Centre.

## Entrance Hall

## Kitchen
11'8" x 6'2" (3.58 x 1.89)
Fitted kitchen with gas hob and electric oven, fridge-freezer, slimline dishwasher and washing machine

## Living Room
15'4" x 10'5" (4.68 x 3.20)
Rear sunny living room with wood laminate flooring and French doors opening to the garden.
There is also an under stairs cupboard housing a tumble drier

## Bedroom 1
12'2" x 9'10" (3.73 x 3.02)
Front double bedroom

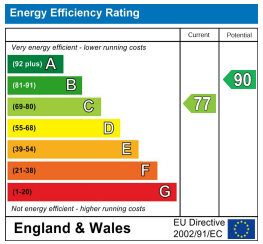
## Bedroom 2
12'5" x 9'2" (3.79 x 2.80)
Rear second double bedroom

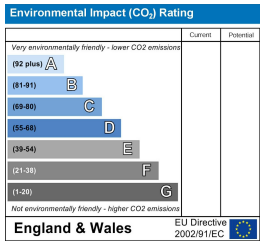
## Bathroom
8'10" x 6'0" (2.70 x 1.84)
Family bathroom with electric shower over the bath

## Garden & Parking
Off road parking for one car and long sunny garden with mature shrubs, shed and rear access

## Key information
EPC Rating – C
Council Tax Band – C (South Cambridgeshire Council)
Rent – £1500 pcm (£346 pw)
Deposit – £1730
Available unfurnished 14th November 2026
Long term tenancy

- Two Bedroom House
- 65 sqm / 699 sqft
- Double Glazing Throughout
- Off Street Parking Available
- Sorry, No Smokers
- Unfurnished
- Gas Central Heating
- Medium Sized Garden
- One Bathroom
- Great Location





**IMPORTANT NOTICE**

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