



Bush & Co.

# 143 Mill Road, Cambridge - £2,600 PCM

A spacious and well presented four bedroom house, located on vibrant Mill Road with its many shops, cafes and local amenities and within walking distance of the mainline Train Station, the City Centre and providing good access to Addenbrookes Hospital.

The house is available furnished from August to a shared group of full time students who must all know each other.

Bills are not included and all tenants will be required to have individual UK based guarantors.

### Bedroom 1

Ground floor double bedroom with large bay window, bed with mattress, wardrobe, desk with chair and chest of drawers  
The room measures 7.65 sqm

### Living/Dining Room

Communal living area/dining room leading through to rear kitchen  
The room measures 10.53 sqm

### Kitchen

Rear fitted kitchen with back door leading to enclosed garden. The kitchen is equipped with fridge freezer, electric hob and oven with extractor hood, washing machine and drier  
The room measures 9.71 sqm

### Shower Room

Ground floor shower room located just off the kitchen

### WC

Additional WC located also just off the kitchen

### Bedroom 2

Spacious first floor front double bedroom with

bed and mattress, wardrobe, desk with chair and chest of drawers  
The room measures 11.43 sqm

### Bedroom 3

First floor bedroom with bed and mattress, desk with chair, chest of drawers and built in wardrobe  
The room measures 7.95 sqm

### Bedroom 4

Rear first floor bedroom with built in wardrobe, bed and mattress, desk with chair and chest of drawers  
The room measures 9.06 sqm

### Garden & Parking

Rear enclosed paved garden with shed and side access  
Street parking available on neighbouring streets

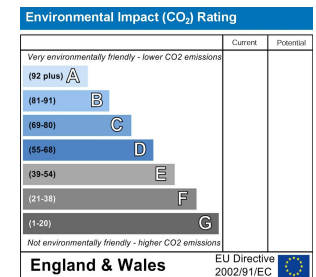
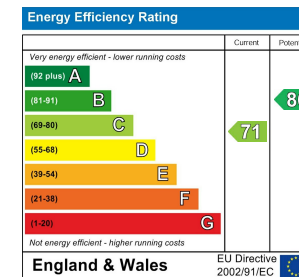
### Key Information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £2600 pcm (£600 pw)  
Deposit – £3000  
Available furnished now  
Long term tenancy  
Available to share groups or full time students  
UK based guarantors required for all tenants  
Bills not included

- Four Bedroom House
- Available To Share Groups
- Rear Enclosed Garden
- Double Glazing
- Spacious and Light
- Furnished
- Excellent Location
- Gas Central Heating
- Sorry, No Pets or Smokers
- 871 sqft

### 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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