



Bush & Co.

19 Arden Road, Cambridge - £1,550 PCM

A delightful and recently refurbished three bedroom terraced house with garage in a quiet residential cul-de-sac providing good access to the City Centre, Cambridge North Train Station, the Science and Business Parks and major road links including the A14 and M11. Further benefits including, gas central heating, double glazing throughout, single garage and plenty of off street parking. Available unfurnished now.

Living/Dining Room

14'11" x 12'8" (4.56 x 3.88)

Spacious open plan living/dining area with tiled flooring and French doors to garden

Kitchen

14'11" x 10'4" (4.56 x 3.16)

Rear fitted kitchen with fridge freezer, electric hob and oven and extractor hood

Space for washing machine (not supplied)

Bedroom 1

10'7" x 8'9" (3.24 x 2.67)

Rear double bedroom with fitted wardrobes

Bedroom 2

10'4" x 8'9" (3.16 x 2.69)

Front double bedroom with fitted wardrobes

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 3

7'8" x 5'11" (2.35 x 1.82)

Rear single bedroom/study

Bathroom

Bathroom with shower over bath, WC, heated towel rail and hand basin

Garden and Parking

Rear enclosed garden mostly laid to lawn with decking area and single garage

Key Information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1550 pcm (£357 pw)

Deposit – £1788

Available unfurnished now

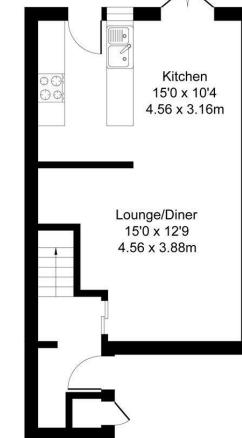
Long term tenancy

Off street parking and single garage

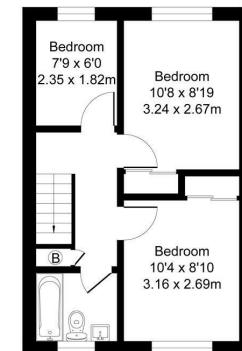
- Available Now
- Three Bedroom
- Terraced House
- 67.5 sqm / 726 sqft
- Unfurnished
- Single Garage Included
- Rear Enclosed Garden
- Sorry No Smokers or Pets
- Double Glazing
- Gas Central Heating



Ground Floor
Area: 34.6 m² ... 372 ft²



First Floor
Area: 32.9 m² ... 354 ft²



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Total Area: 67.5 m² ... 726 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		73
(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		

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