



Bush & Co.

32a Gray Road, Cambridge - £1,300 PCM

A delightful one bedroom first floor Maisonette in a quiet residential area providing good access to Addenbrookes Hospital, the mainline Train Station, the City Centre and many local amenities. The property has recently been redecorated and new flooring laid throughout.

Entrance

Ground floor entrance with spacious entrance hallway and stairs leading to first floor

Kitchen

7'11" x 8'11" (2.43 x 2.73)
Front fitted kitchen with gas cooker and under counter fridge
Space and plumbing for washing machine (not supplied)

Living Room

12'5" x 10'8" (3.80 x 3.26)
Front living room with gas fire and cupboard

Bedroom

9'4" x 11'1" (2.87 x 3.40)
Rear double bedroom with cupboard

Bathroom

5'6" x 7'8" (1.69 x 2.34)
Bathroom with electric shower over bath, extractor fan, WC and hand basin

Garden and Parking

Small rear yard for bin and bike storage and on street parking available (permit not required)

Key Information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1300 pcm (£300 pw)
Deposit – £1500
Available unfurnished 24th January 2026
Long term tenancy

- One Bedroom
- First Floor
- Maisonette
- Recently Painted
- Unfurnished & New Carpets
- 42 sqm / 452 sqft
- Double Glazing
- Gas Central Heating
- Sorry, No Smokers Or Pets
- On Street Parking (Permit Not Required)



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 (CO ₂) 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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