



Bush & Co.

# 19 Newmarket Road Room 7, Cambridge - £540 PCM

A top floor furnished room for single occupant, situated in a shared Victorian Town House with a convenient City Centre location, ideally located for easy access to the Cam riverside, Grafton Shopping Centre and Vue Cinema. The nearby midsummer common offers an easy and scenic walk into the heart of historic Cambridge.

## Room

12'10" x 7'10" (3.93 x 2.39)

The room is located on the top floor of the house and it comes furnished with a bed, mattress, chest of drawers and desk. The room also benefits from a built in wardrobe

## Bathroom

There are two bathrooms in the property. On the ground floor there is a shower room with a WC and on the first floor the main bathroom with a bath, separate shower, washing machine and tumble dryer

## Communal Areas

The kitchen and living room are located on the lower level of the

property.

Living area (7.51 x 4.51) with patio doors to garden  
Kitchen (1.46 x 3.70)

## Garden

Large communal garden with rear access and bike storage

## Key information

EPC Rating – D

Council Tax Band – N/A

Rent – £540 pcm (£124 pw)

Deposit – £623

Available furnished 1st March 2025

Long term tenancy

All bills are included in the rent

Regret not available to students

Single occupancy only

- Secondary Glazing
- Communal Living and Kitchen Area
- Room
- Furnished
- Sorry, No Pets
- Gas Central Heating
- Garden with Bike Storage and Rear Access
- Two Bathrooms
- Single Occupancy
- Sorry, No Smokers



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	84
(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 <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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