



Bush & Co.

43 Cavendish Road, Cambridge - £1,950 Per Month

A delightful and spacious three bedroom Victorian terraced house (92 sq m) located just off popular Mill Road conveniently located within walking distance of many shops, cafes and local amenities and with good access to the mainline railway station, Addenbrookes Hospital and the City Centre.

Entrance Hallway

With wood flooring and stairs to first floor

Living - Dining Room

22'11" x 11'1" m (7.01 x 3.40 m)
Spacious living room with front and rear windows and wood flooring
Sitting and dining areas, fitted shelves and cupboard
Understairs cupboard housing the utility meters

Kitchen

13'8" x 13'3" m (4.17 x 4.04 m)
Skilfully extended rear kitchen overlooking the garden
Fitted with gas hob and electric oven, washing machine, dishwasher and fridge freezer
Extended breakfast area with Velux window and door to the garden

Stairs and landing

With access to the loft (loft ladder)

Bedroom 1

12'9" x 11'3" m (3.89 x 3.43 m)
Rear double bedroom with curtain fronted wardrobe

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Bedroom 2

10'4" x 10'0" m (3.15 x 3.05 m)
Front double bedroom

Bedroom 3

9'4" x 8'3" m (2.87 x 2.54 m)
Rear single bedroom or study/office

Bathroom

Bathroom with electric shower over the bath

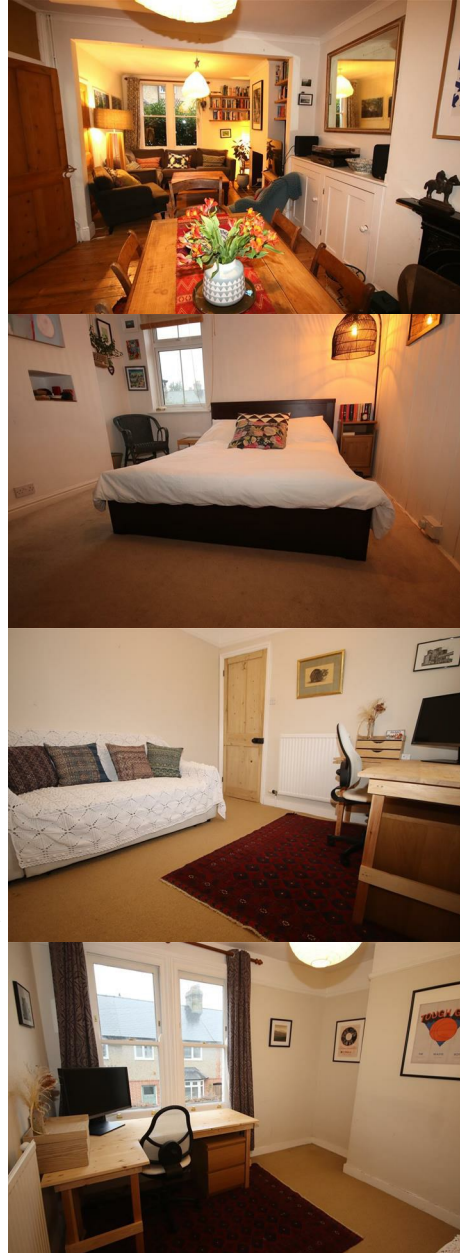
Rear Garden

Enclosed rear garden laid mostly to lawn
With patio area and shed
Street access via side passage

Key Information

EPC Rating – D
Council Tax Band – C
Rent – £1950 pcm (£450 pw)
Deposit – £2250
Available unfurnished 3 November 2026
Long term tenancy

- Delightful Three Bedroom House
- Gas central heating and mostly double glazed
- Enclosed rear garden
- Not available to share group greater than two
- Ideal location just off Mill Road
- Extended breakfast area
- Street Parking (no permit required)
- Regret no smoking



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	

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk