








Bush & Co.

# 1 Malvern Road, Cambridge - £1,700 PCM

A delightful three bedroom end of terrace family house just a few minutes from many shops and amenities of Cherry Hinton High Street and with good access to Addenbrooke`s Hospital, the City Centre, popular local schools and major road links including the A14 and M11.

## Entrance Hall

## Kitchen / Dining Area
16'4" x 9'0" (5.00 x 2.76)
Modern fitted rear kitchen with electric hob and oven with extractor fan, washing machine, slimline dishwasher and fridge freezer

## Front Living Room
14'10" x 13'3" (4.54 x 4.04)
Spacious front living room with bay window and flame effect electric fire

## Conservatory
10'2" x 7'8" (3.11 x 2.34)
Conservatory with door to the garden

## Bedroom 1
14'10" x 9'0" (4.53 x 2.75)
Front double bedroom

## Bedroom 2
9'4" x 9'0" (2.87 x 2.75)
Rear double bedroom

## Bedroom 3
9'5" x 7'1" (2.88 x 2.17)
Good sized front single bedroom

## Bathroom
First floor bathroom with electric shower over the bath

## Garden
Enclosed south facing rear garden, laid to lawn and patio area with shed

## Key information
EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 20th November 2026
Long term tenancy
Regret not available for share group of more than two

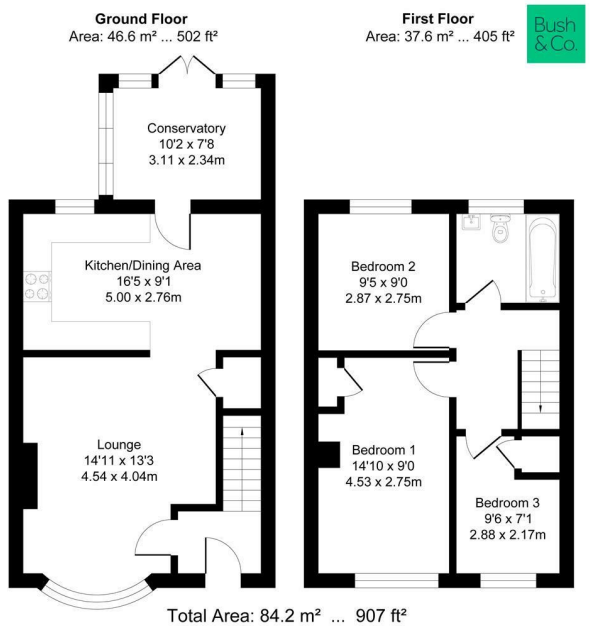
- End of Terrace House
- Unfurnished
- Large Living/Dining Room
- Street Parking Available
- Gas Central Heating
- Three Bedrooms
- Enclosed South Facing Garden
- Conservatory
- Double Glazing
- Great Location



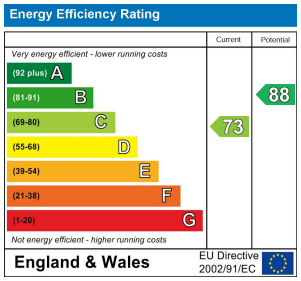


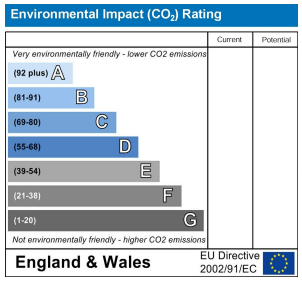







Total Area: 84.2 m² ... 907 ft²
All Measurements are approximate and for display purposes only




## 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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