

Bush & Co.

4 Baker Lane, Trumpington - £2,780 PCM

A spectacular four bedroom townhouse which is well proportioned over three floors located in this very popular and highly specified development in Trumpington, offering quick access to Addenbrookes Hospital, the mainline Train Station, the City Centre, many shops and local amenities and major road links including the A10 and M11. The property benefits from having three bathrooms, ground floor WC located in the utility room and car port parking for two cars.

Entrance Hall
Entrance hall with wood laminate flooring

Downstairs Cloakroom and Utility Room
Cloakroom with fitted units and integrated washing machine

Kitchen-Dining Room
20'6" x 13'8" (6.26 x 4.18)
Fully integrated kitchen with dining area complete with 5 ring gas hob, electric oven, fridge-freezer and dishwasher
Wood floor and doors opening to the garden

Stairs and First Floor Landing

First Floor Living Room
15'8" x 11'2" (4.80 x 3.42)
Bright living room with dual aspect windows and doors to outer terrace

First Floor Balcony
Sunny balcony with wood decking flooring

Double Bedroom
13'7" x 9'9" (4.16 x 2.98)
Double bedroom with range of fitted wardrobes

Ensuite Shower Room

Bedroom 2
11'3" x 7'1" (3.45 x 2.17)
Smaller double bedroom

First Floor Shower Room

Second Floor Landing
Landing with door to roof terrace

Bedroom 3
13'8" x 9'9" (4.17 x 2.99)
Double bedroom

Bedroom 4
13'8" x 9'9" (4.17 x 2.98)
Double Bedroom

Bathroom
Bathroom with shower over the bath

Roof Terrace
Sunny enclosed roof terrace

Rear Garden
Enclosed rear garden with paved patio, mostly laid to lawn with plants and shrubs

Car Port
Parking available for two cars

Key information
EPC Rating – B
Council Tax Band – F (Cambridge City Council)
Rent – £2780 pcm (£641 pw)
Deposit – £3207
Available unfurnished now
Long term tenancy

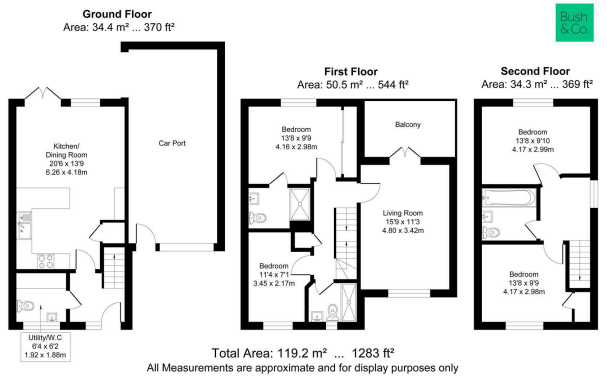
- Superb 4 Bedroom Mid Terrace House
- Two Sunny Balconies
- Gas Central Heating and Double Glazing
- Car Port Parking For Two Cars
- Pets Considered
- Enclosed sunny rear garden
- Not Available To Share Groups
- Ideal for access to Addenbrookes Hospital
- Three Bathrooms
- Very Spacious House

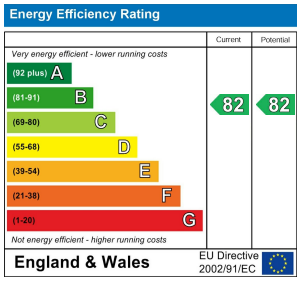


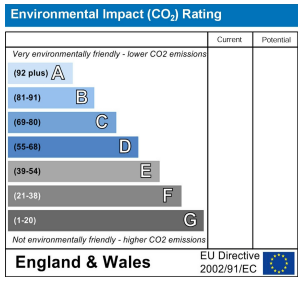












IMPORTANT NOTICE

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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