

Shelford Road, Trumpington, Cambridge, CB2 9NA

CHEFFINS

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Trumpington, Cambridge,
CB2 9NA

3 1 3

£1,800 PCM



- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Front & Rear Gardens
- Garage & Parking

A well presented 3 bedroom semi-detached house situated in Trumpington, on the south-western fringe of Cambridge. The accommodation comprises an entrance hall, kitchen, sitting room, dining room, garden room and cloakroom on the ground floor. The first floor offers two double bedrooms, a single bedroom, family bathroom and separate WC. The property further benefits from front and rear gardens, off-street parking and a garage. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: D.









LOCATION

Trumpington occupies a favoured location on the south-western fringe of Cambridge, offering convenient access to the Addenbrooke's campus, as well as swift access to the M11 and the nearby village of Great Shelford. The area benefits from a good range of local amenities, including a variety of shops and supermarkets, with further extensive amenities available in Cambridge city centre, approximately 2.5 miles away. The city centre can be accessed easily by car, bicycle or bus, while the guided busway provides convenient access to Cambridge South railway station.

ENTRANCE HALL
stairs rising to first floor with cupboard beneath and doors to the sitting room, dining room and kitchen off.

SITTING ROOM
feature fireplace with gas fire and bay window to front aspect.

DINING ROOM
feature fireplace (not in use), hatch to kitchen and patio doors to:

GARDEN ROOM
door to garden and door to:

CLOAKROOM
wc, wash basin and window to rear aspect.

KITCHEN
base and wall units, work tops, sink with window to side aspect above, oven, gas hob, integrated fridge, space and plumbing for a washing machine and side door.

STAIRS/LANDING
doors to bedrooms, bathroom and WC.

BEDROOM 1
built in wardrobes, feature fireplace (not in use) and bay window to front aspect.

BEDROOM 2
window to rear aspect.

BEDROOM 3
window to rear aspect.

BATHROOM
shower over bath, wash basin, wall mirror and window to front and side aspects.

WC
wc and window to side aspect.

EXTERIOR
open front garden predominantly laid to lawn with mature shrubs and brick paved driveway providing off street parking leading to single garage and gate to enclosed rear garden predominantly laid to lawn, patio and mature shrubs.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £415
Deposit - £2075







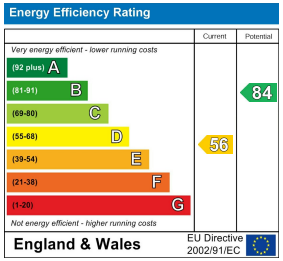




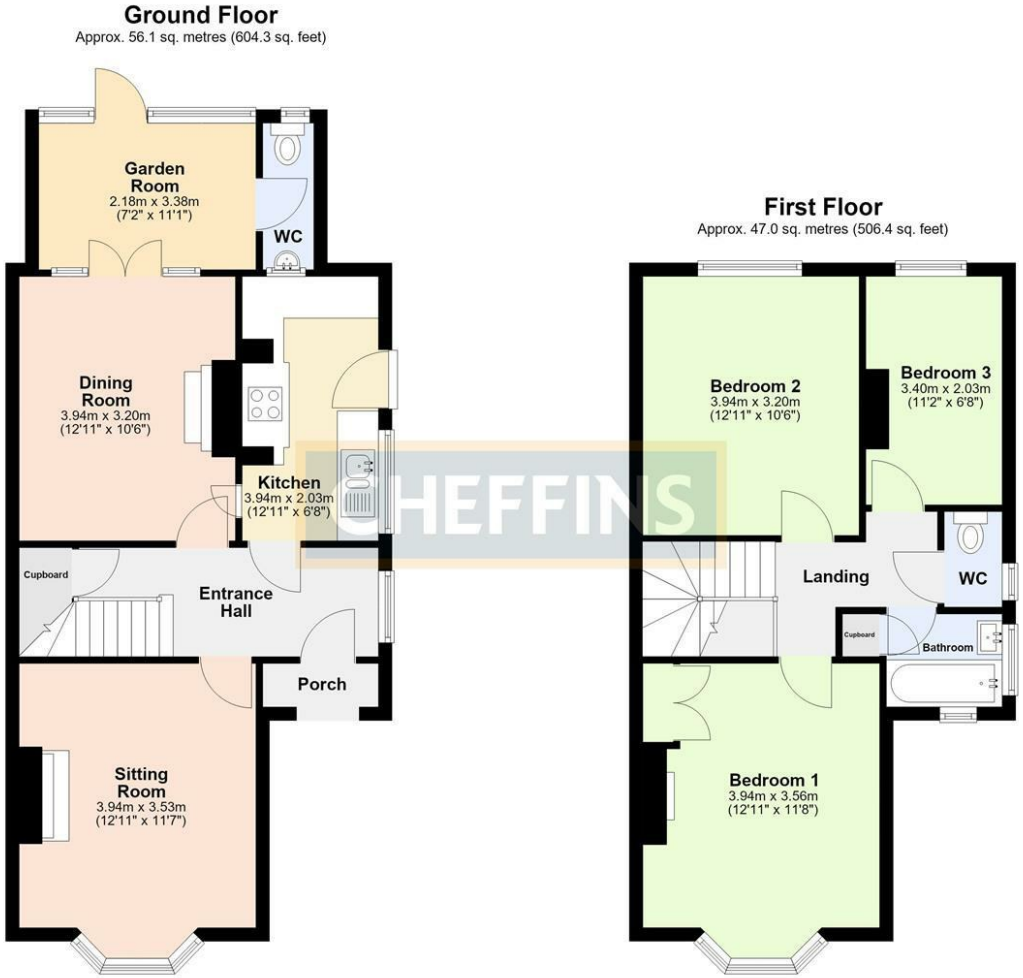












Total area: approx. 103.2 sq. metres (1110.6 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.