



16 TRINITY CLOSE | CAMBRIDGE | CB21

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16 TRINITY CLOSE | CAMBRIDGE |
CR3 1
£1,450 Per Month

FEATURES

- Excellent location for Cambridge Commute Addenbrookes etc
- Available NOW
- Generous Living Space
- Garage with private driveway
- Oil Fired Central Heating
- Integrated kitchen appliances
- Double Glazed Windows

DESCRIPTION

AVAILABLE NOW

Three bedroom spacious semi-detached property is situated within this private cul-de-sac location in the popular and well served village location of Balsham. Benefitting from a fully fitted kitchen including, lounge with double doors leading to dining room/2nd reception room. On the first floor are three good sized bedrooms, one with built in wardrobes and a family bathroom. Great road links to Cambridge providing good access to Addenbrookes Hospital and the M11. Available to view
Unfurnished.



ACCOMMODATION

Entrance Hall

Reception Room

14'6" x 11'9" (4.425 x 3.604)

Laminate flooring, window to front aspect.
Double part glazed doors leading to

Dining Room

16'2" x 9'11" (4.946 x 3.027)

Laminate flooring, Window to rear aspect,
skylight.

Kitchen

9'11" x 9'5" (3.023 x 2.872)

Fully fitted kitchen with a range of wall and base units, integrated appliances including washing machine with spin dry feature, fridge/freezer, microwave, oven and hob with extractor over and dishwasher. Tiled flooring and part tiled walls. Window to rear aspect and door leading to rear garden.

Downstairs WC

Low level WC and hand wash basin.

Master Bedroom

13'8" x 10'0" (4.18 x 3.05)

Window to rear aspect.

Bedroom 2

11'11" x 9'6" (3.65 x 2.92)

Built in wardrobe, hand wash basin. Window to front aspect.

Bedroom 3

Window to rear aspect.

Family Bathroom

Bath with shower over, folding shower screen, hand wash basin with vanity unit. Obscured window to front aspect.

Outside

The fully enclosed rear garden is mainly laid to lawn. Driveway and garage to side of property.







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01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

