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4 Ellis Road, Trumpington, Cambridge, CB2 9BF

A substantial three storey modern townhouse extending to about 151sqm (1625sqft) as well as a garage/ store and 3 separate balconies. A particular feature of the property is the open plan sitting/ kitchen/ dining room with access to a balcony. The property is located within the popular well served Trumpington district of the city convenient for Addenbrookes campus and railway station.

- Three Storeys
- Open Plan Accommodation
- 3 Bedrooms
- Balconies
- Garage

Guide Price £700,000

ACCOMMODATION**COVERED ENTRANCE**

with outside light. Personal door through to garage/ store and timber entrance door leading into reception hallway.

RECEPTION HALLWAY

ceiling with inset downlighters, staircase rising to the upper floors, double glazed frosted window to the side, double glazed floor to ceiling window to the front, radiator.

UTILITY/ CLOAKROOM

plumbing space for automatic washing machine, space for tumble dryer, adjustable wall shelving, hanging rail, vent axia heat recovery, air vent, coat hooks.

FIRST FLOOR**LANDING/ STUDY**

inset downlighters, staircase rising to the second floor, double glazed window, fitted desk, fitted shelving, twin doors leading through to open plan kitchen/ dining/ sitting room.

KITCHEN

Screened kitchen area, good provision of storage cupboards and drawers with stone working surfaces with matching upstands, fitted and concealed Smeg dishwasher, one and a half bowl under mount sink unit with mixer tap, Smeg electric fan oven and combination microwave oven, 4 ring hob with extractor hood above fitted, concealed fridge freezer, air vent. Double glazed window to the front, architectural radiator.

LIVING ROOM

provision for wall mounted television, air vent, double glazed windows and doors to 2 aspects.

DINING AREA

radiator, double glazed window, double glazed door opening to first floor balcony with timber deck, glazed and stainless balustrades, outside light

BEDROOM

radiator, double glazed window, double glazed doors to the side leading out to the first floor balcony.

SHOWER ROOM

ceiling with inset downlighters, air vent, large shower cubicle with drencher shower head, wall hung hand wash basin, low level dual flush w.c., heated towel rail/ radiator, tiled floor.

SECOND FLOOR**LANDING**

spacious landing with double glazed roof light, radiator, double glazed window to the front.

PRINCIPAL BEDROOM

fitted wardrobe with mirrored sliding doors, architectural radiator, double glazed window to the front with shutters, double glazed doors and windows to the rear with shutters leading out to private balcony.

EN-SUITE

good sized shower cubicle with drencher shower head, hand wash basin, low level dual flush w.c., heated towel rail/ radiator, tiled floors, part tiled walls, ceiling with inset downlighters, mirror, air vent, double glazed frosted window.



BEDROOM 2

air vent, radiator, double glazed windows, sliding door to the rear leading out to private balcony with timber decking.

OUTSIDE

front garden with hedgerow, lavender and gravelled beds, garage/ store with remote control sliding door to the rear with vehicular access to a secure courtyard with remote control gates.

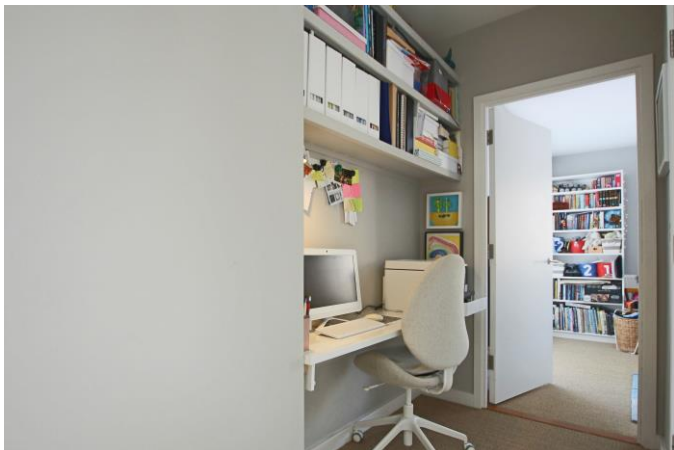
AGENTS NOTE

Carports 301 & 302 are a Counterpart Lease to owners of apartment block adjacent. Term is 250 years from 01/07/2013

Annual maintenance on gated communal parking area is £240.00 per annum payable in 6 monthly instalments based on a rent charge year 1/9 – 31/8.











Approx. gross internal floor area 151 sqm (1625 sqft) excluding Garage

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.