



Hobson Avenue, Trumpington, CB2 9EG

CHEFFINS

Hobson Avenue

Trumpington,
CB2 9EG

An impressive contemporary home situated in a highly sought after residential development off Addenbrookes Road offering easy access to the surrounding amenities. The high specification accommodation extends to approximately 1018 sq.ft. arranged over two floors. Further benefitting from an attractive part walled garden that is mostly laid to lawn with a patio area.

LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.



Guide Price £550,000



**ENTRANCE HALL**

With cloakroom and under stairs storage cupboard.

LIVING AREA

With patio doors to side aspect leading to the garden.

DINING AREA

With feature full height bay window to side aspect with access to the garden.

KITCHEN

Contemporary fitted kitchen featuring gloss white finish handleless units, white stone worktop with matching upstand, 1 1/2 bowl sink with chrome mixer tap, 5 ring hob with extractor above and integrated appliances including single oven, microwave oven and grill, dishwasher, fridge, freezer and washing machine. Window to the front aspect.

CLOAKROOM

With toilet and wash basin.

STAIRS AND LANDING**PRINCIPAL BEDROOM**

With en suite shower room, built in

wardrobes and full height corner window to front and side aspects.

EN SUITE SHOWER ROOM

With shower cubicle with glass screen and white sanitary ware including toilet, wash basin, chrome heated towel rail and wall mounted mirror.

BEDROOM 2

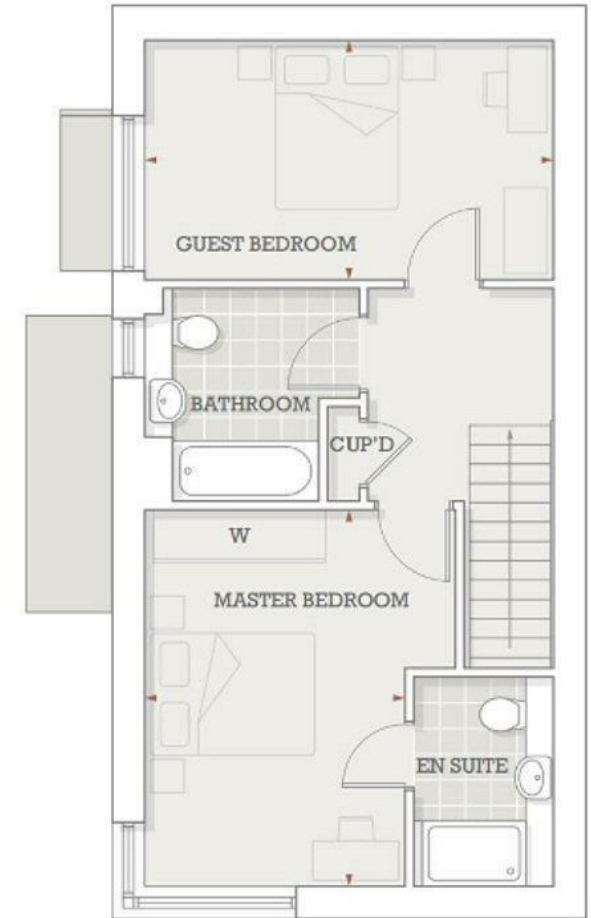
With window to side aspect.

BATHROOM

With white sanitary ware including shower over bath, toilet and wash basin, chrome heated towel rail and wall mounted mirror. Window to side aspect.

OUTSIDE

Landscaped front garden, turfed rear garden with patio, bicycle store and allocated parking for one vehicle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £550,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council



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