



Overhill Close, Trumpington, CB2 9FE

**CHEFFINS**



## Overhill Close

Trumpington,  
CB2 9FE

A high specification two bedroom apartment occupying an enviable position with attractive outlooks located in the South-west side of the city, offering easy access to the surrounding amenities. The airy accommodation extends to approximately 721 sq. ft. boasting fantastic opportunity to both first time and investment buyers.

---

### LOCATION

Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes campus and swift access to the M11 and the village of Great Shelford. Trumpington is serviced by a good range of local amenities including various shops and supermarket and further amenities can be found in Cambridge city centre approximately 2.5 miles accessed either by car or a variety of cycle and bus routes, including the guided busway to Cambridge railway station.



**Guide Price £397,500**





### **ENTRANCE HALL**

2 generous built in storage cupboards, video entrance phone and doors to Living room/kitchen, bedrooms and bathroom.

### **OPEN PLAN LIVING ROOM KITCHEN**

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above and integrated appliances including, oven, microwave combination oven, ceramic hob with extractor above, fridge freezer, dishwasher and washer dryer. The kitchen area is open to the living area with 2 full height windows to side aspect, and further windows with glazed door to:

### **BALCONY**

decked and with glass and rail balustrade.

### **BEDROOM 1**

fitted double wardrobe with sliding mirrored doors and full height window to front aspect.

### **BEDROOM 2**

full height window to front aspect.

### **BATHROOM**

fitted with shower over bath with glass shower screen, wc and wash basin with mirror above and heated towel rail.

### **PARKING**

allocated parking space within designated car park to the rear and secure bicycle store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		86	86
(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 £397,500

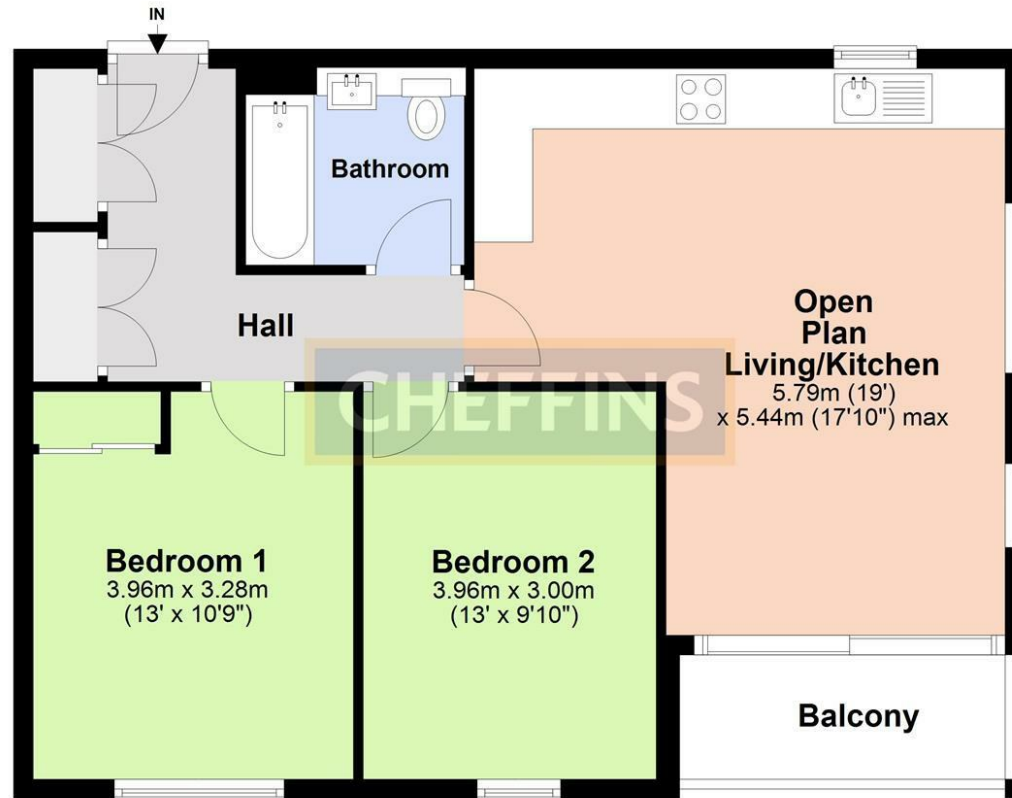
Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City

## Second Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



Total area: approx. 67.0 sq. metres (720.8 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.