



Bishops Road, Trumpington, CB2 9NR

CHEFFINS

Bishops Road

Trumpington,
CB2 9NR

A well presented three bedroom mid terraced home situated in a sought after location offering easy access to the surrounding amenities. The accommodation extends to 802 sq. ft. arranged over two floors and enjoys the added benefit of a private rear garden and a garage en bloc.

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 £425,000





PANELLED AND FROSTED DOUBLE GLAZED UPVC ENTRANCE D

into:

ENTRANCE PORCH

upvc double glazed with frosted windows into:

RECEPTION HALL

staircase rising to the first floor, double panelled radiator, upvc entrance door with frosted and double glass panes.

LIVING ROOM

with coved ceiling, double panelled radiator, access to understairs storage cupboard with shelving, upvc double glazed window to the front.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a range of storage cupboards and drawers to base and eye level with rolltop working surfaces with inset single drainer stainless steel sink unit with mixer tap, fitted electric oven, 4 ring gas hob with extractor fan above, Gloworm wall mounted gas fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine, double panelled radiator, upvc double glazed windows and door to the rear leading out to the garden.

ON THE FIRST FLOOR

LANDING

with access to loft space.

BEDROOM 1

radiator, wardrobe cupboard with hanging rail, upvc double glazed part frosted window to the front.

BEDROOM 2

radiator, wardrobe cupboard, further fitted cupboard housing insulated hot water tank and slatted shelving, radiator, upvc double glazed window to the rear.

BEDROOM 3

radiator, overstairs shelved storage cupboard, upvc double glazed window to the front.

SHOWER ROOM

refitted with white suite comprising walk-in shower with Triton shower unit, glazed shower screen, low level w.c., and wash hand basin with mixer tap, cupboards below, extensive ceramic wall tiling, radiator, upvc double glazed and frosted window to the front.

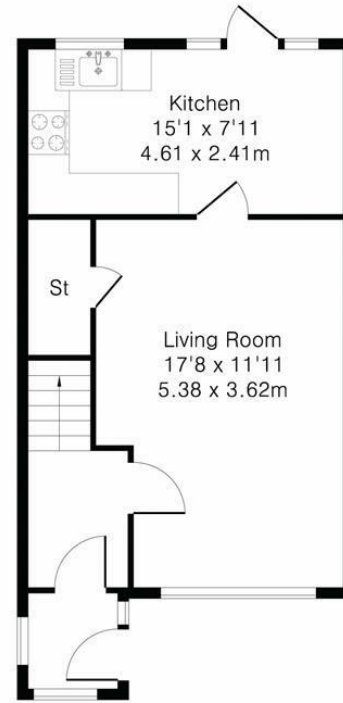
OUTSIDE

Gravelled front garden with pathway leading to front door and rear garden principally gravelled with paved patio areas, timber storage shed and gated access providing pedestrian access.

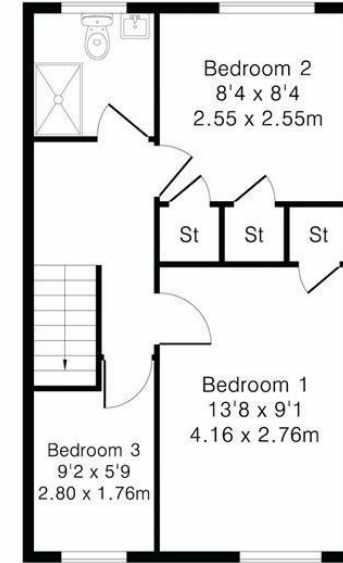
SINGLE GARAGE in nearby block.



Approximate Gross Internal Area 802 sq ft – 74 sq m
 Ground Floor Area 411 sq ft – 38 sq m
 First Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
74	88

Very energy efficient - lower running costs

(12 plus) A
 (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 E.U. Directive 2002/91/EC

Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Cambridge



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

