



Osprey Drive, Trumpington, CB2 9GR

**CHEFFINS**



## Osprey Drive

Trumpington,  
CB2 9GR

A modern two double bedroom first floor apartment situated in a popular residential location offering easy access to the the nearby amenities and southern side of Cambridge city. The bright, high specification accommodation extends to approximately 747 sq. ft. And further benefits from one allocated parking space.

- One Allocated Parking Space
- Sought After Residential Location
- High Specification Accommodation
- Constructed 2017
- Offering Fantastic Opportunity to Both First Time and Investment Buyers

2 2 1

Guide Price £400,000





## ENTRANCE HALLWAY

With window to the side aspect, storage cupboard, additional cupboard with plumbing for washing machine, doors to:

## KITCHEN/LIVING ROOM

With window to the side and rear aspect, contemporary kitchen with matching eye and base level units, worktop with inset stainless steel sink and a half with drainer, inset four ring gas hob with extractor hood over, integrated appliances include oven, dishwasher and fridge freezer, door to balcony.

## BEDROOM 1

With window to the front aspect, fitted wardrobe with mirrored sliding doors, door to:

## EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with eco flush button, shower enclosure with glass and chrome sliding doors, wall mounted wash basin with chrome mixer tap, chrome heated towel rail, part tiled walls.

## BEDROOM 2

With window to the front aspect.

## BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, wall mounted wash basin with chrome mixer tap, panelled bath with chrome mixer tap and hand held shower head attachment, chrome heated towel rail, part towel walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

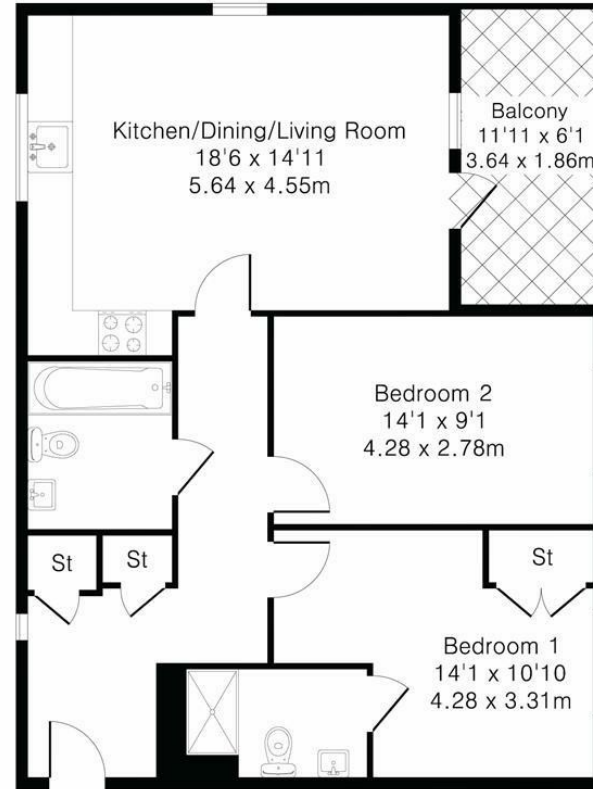
Guide Price £400,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 747 sq ft – 69 sq m



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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