



Scotsdowne Road, Trumpington, CB2 9HU

CHEFFINS

Scotsdowne Road

Trumpington,
CB2 9HU

An established mid-terraced residence offering well-proportioned accommodation across two floors, complemented by a private, mature rear garden and a garage en bloc. The property is ideally positioned within a highly sought-after residential development, conveniently located close to an excellent range of local amenities, the city centre, and major commuter routes – including the soon-to-be-opened Cambridge South station.

LOCATION

Scotsdowne Road is a quiet and well-regarded residential street set within the popular Trumpington area of Cambridge, offering a wonderful blend of suburban tranquillity and superb convenience. Ideally positioned just a short distance from the bustling city centre, the Biomedical Campus, and Addenbrooke's Hospital, the location benefits from excellent transport links including guided busway services, cycle routes, and nearby access to the M11. Residents enjoy an array of local amenities, such as shops, cafes, and schools, alongside scenic walks through nearby green spaces including Trumpington Meadows and Hobson's Park. With a strong sense of community and a balance of both period charm and modern development, Scotsdowne Road continues to be a sought-after choice for families and professionals alike.

3 1 1

Guide Price £500,000





STORM PORCH

covering the double glazed entrance door leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, door leading into storage cupboard, door leading into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wall mounted mirror, radiator, double glazed window fitted with privacy glass out onto front aspect.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature with a stone work surface with inset porcelain sink with hot and cold mixer tap, drainer to side, integrated 5 ring gas hob with stainless steel splashback, extractor hood above, integrated oven below, integrated and concealed dishwasher as well as fridge/freezer, integrated microwave, further storage cabinets in the form of display cabinets with frosted glazing, and a further deep pantry store located adjacent to the entrance to the space, panelled door leading into:

OPEN PLAN LIVING/DINING ROOM

with coved ceiling, radiators, double glazed windows and panelled glazed door overlooking and leading out to garden.

ON THE FIRST FLOOR

LANDING

with ceiling trap-door with descending ladder to provide access to loft-space, doors leading into respective rooms.

BEDROOM 1

with coved ceiling, double glazed window overlooking garden.

BEDROOM 3

with coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 2

with coved ceiling, built-in wardrobes, radiator, double glazed window overlooking front garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, wall mounted mirror cupboards, shaver point, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

OUTSIDE

To the front the property is approached off Scotsdowne Road via a paved pathway leading to front entrance door with a number of mature shrubs and plants to the front.

To the rear of the property is a private and mature garden principally laid to lawn with a paved patio area led directly off the rear part of the property with pergola and established vines creating an enjoyable shaded place to entertain and relax. Continuation of this patio leads via a pathway to the rear part of the garden where there is a further paved area, mature hedging as well as mature shrubs and trees. The garden itself is enclosed via timber fencing and benefits from a rear access gate leading back round to the front of the terrace.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		

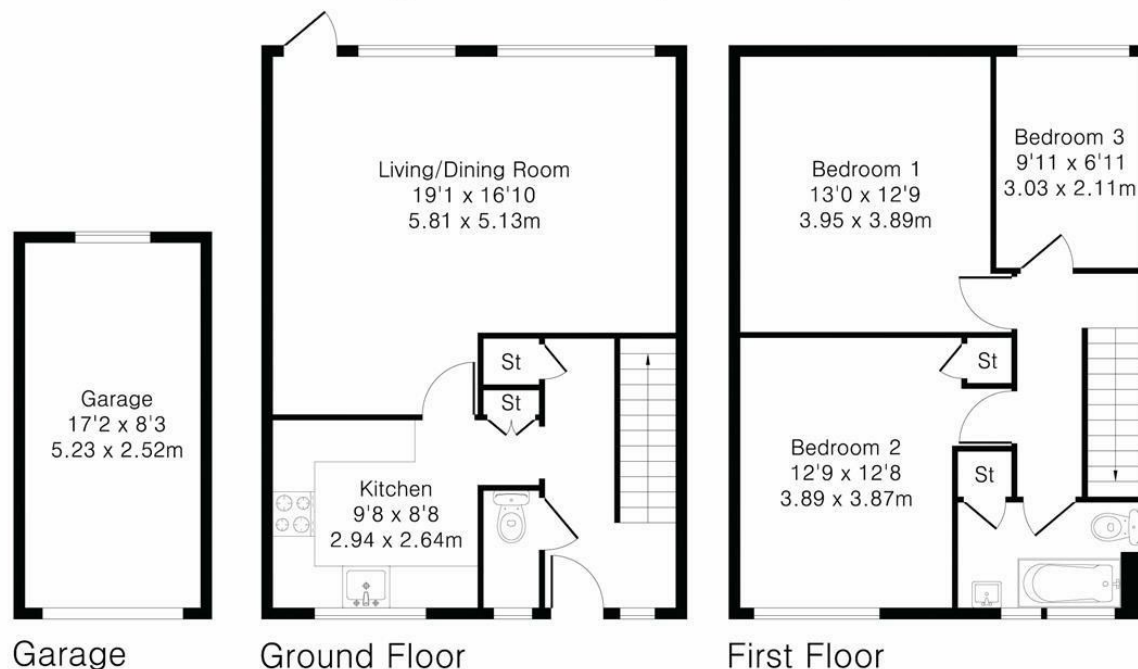
Guide Price £500,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – Cambridge

Approximate Gross Internal Area 984 sq ft - 92 sq m

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 492 sq ft – 46 sq m

Garage Area 142 sq ft – 13 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.



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