



Cedar Road, Trumpington, CB2 9PA

CHEFFINS

Cedar Road

Trumpington,
CB2 9PA

A most impressive and substantial three-storey town house with well proportioned accommodation and garage / driveway. Occupying a desirable location on the outskirts of this sought-after development with views to the front over farmland.

4 3 1

Guide Price £800,000





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.

ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

ceiling with inset downlighters, double panelled radiator, staircase rising to the upper floors, double glazed windows to the front and side.

DOWNSTAIRS CLOAKROOM/UTILITY

with useful understairs storage cupboard, recess with plumbing and space for automatic washing machine and shelving, low level dual flush w.c., wash hand basin with mixer tap, ceiling with inset downlighters, radiator, air recirculation point.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen area fitted with a generous range of storage cupboards and drawer, fitted oven, microwave oven, hob and extractor fan, concealed fridge/freezer, and concealed dishwasher, ceiling with downlighters, double glazed window to the side. Living room area with feature vaulted ceiling with double glazed Velux rooflights, a pair of radiators and double glazed windows and door to the rear leading out to the garden.

ON THE FIRST FLOOR**SPACIOUS LANDING**

with staircase rising to the second floor, radiator, double glazed windows to the front.

BEDROOM 2

radiator, air vent, double glazed windows to the front, fitted wardrobe cupboard.

ENSUITE SHOWER ROOM

walk-in tiled shower, glazed door, low level dual flush w.c., wash hand basin with mixer tap, heated towel rail/radiator, tiled floor, part tiled walls, air vent, ceiling with inset downlighters.

BEDROOM 4

radiator, double glazed windows to the side and rear.

BATHROOM

fitted with a white three piece suite comprising panelled bath with shower unit above and mixer, dual flush w.c., and wash hand basin with mixer tap, tiled floor, half tiled walls, heated towel rail/radiator, inset downlighters, air vent, double glazed and frosted window to the rear.

ON THE SECOND FLOOR**LANDING**

with access to loft space, storage cupboard housing pressurised hot water cylinder and

solar panel controls, radiator, double glazed door and windows to the front with Juliette balcony.

BEDROOM 1

fitted wardrobe cupboards, radiator, double glazed windows to front and rear.

ENSUITE SHOWER ROOM

walk-in shower, glazed sliding door, low level dual flush w.c., wash hand basin with mixer tap, tiled floor, part tiled walls, heated towel rail/radiator, ceiling with inset downlighters, air vent.

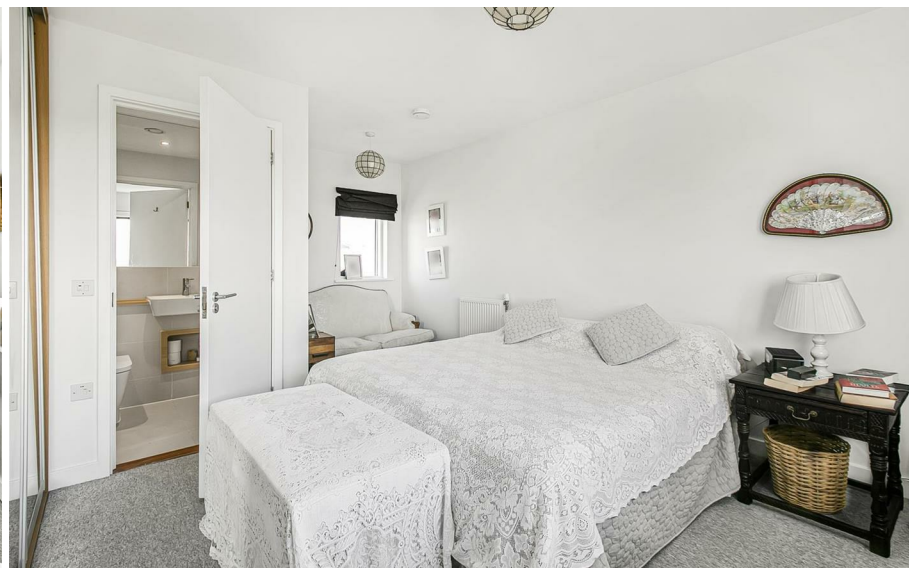
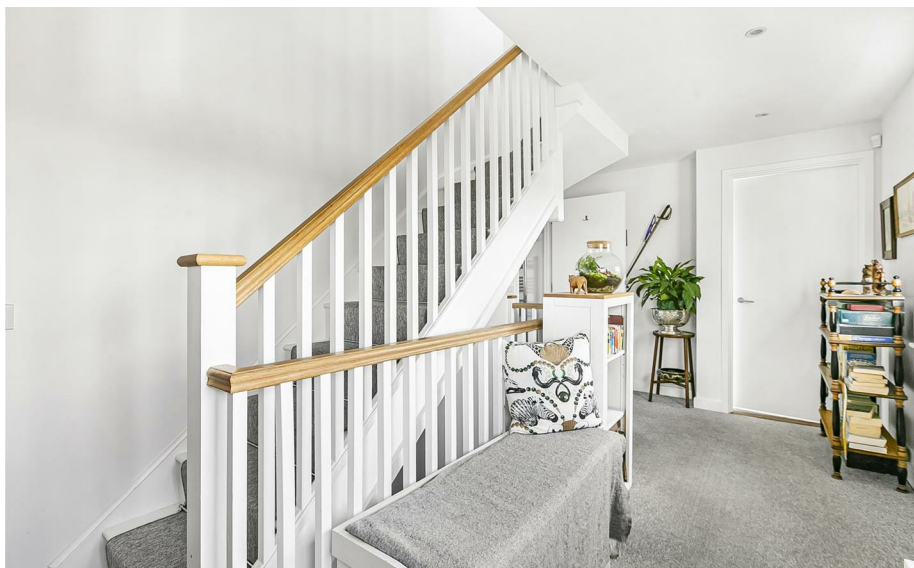
BEDROOM 3


windows to side and rear, fitted wardrobe cupboard and radiator.

OUTSIDE

Front and side garden with flowering and shrub beds, block paved driveway to front door.

Enclosed rear garden, brick built shed with power and light, patio area, lawned area, flowering and shrub beds, car port with remote control up and over door, power and light.

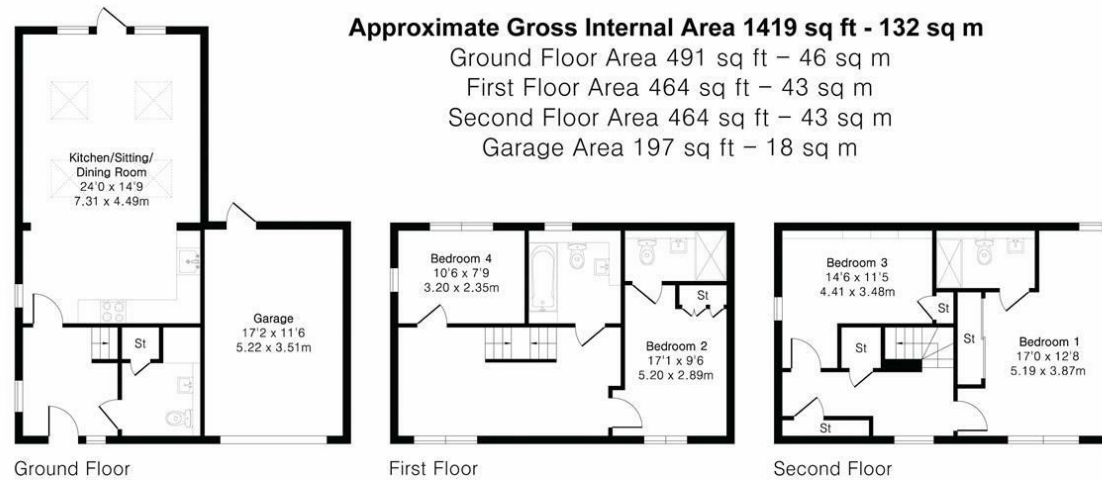


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £800,000
Tenure – Freehold
Council Tax Band – F
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.



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.

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.

