



22a Foster Road, Trumpington, Cambridge, CB2 9JR  
Guide Price £350,000 Freehold



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**A WELL-PRESENTED TWO-BEDROOM END OF TERRACE PROPERTY, BUILT IN 2006 WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- Chain free
- Open plan living
- Underfloor heating
- Exceptionally located for Addenbrooke's/biomedical campus
- 2 Bedrooms both with ensuites
- Private garden

22a Foster Road, was built in traditional fashion in 2006, with a rendered exterior under a pitched tiled roof and has UPVC double glazing throughout.

On the ground floor, the majority of the property is made up of open-plan living / kitchen / dining space opening out to the garden via French doors, heated via electric underfloor heating and a log burner. The kitchen boasts a range of both base and eye level units, integrated fridge, freezer, electric fan oven and an electric hob. The ground floor also has a double bedroom and an ensuite shower room with further storage underneath the stairs.

On the first floor, we have a further double bedroom and an ensuite shower room, utility cupboard with plumbing for a washing machine.

Outside the property offers a large enclosed garden with gravelled pathways, mature shrubs and trees and a patio area with a timber shed to the side. There is gated side access. The front of the property boasts off road parking for one car with a gravel driveway.

**Location**

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

**Tenure**

Freehold

**Services**

All mains services connected apart from gas. Electric underfloor heating.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - B

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 65 sqm (700 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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