



10 Mardler Close, Trumpington, Cambridge, CB2 9FY
Guide Price £695,000 Freehold



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A SUPERB THREE-BEDROOM, LINK-DETACHED TOWNHOUSE, BUILT BY BARRATT HOMES IN 2017, SITUATED IN THE HIGHLY DESIRABLE TRUMPINGTON MEADOWS, IDEALLY LOCATED FOR ADDENBROOKE'S, THE BIOMEDICAL CAMPUS AND THE M11, WITH THE ADDED BENEFIT ON NO ONWARD CHAIN.

- Link-detached townhouse
- 1225 sqft / 113 sqm
- 3 bed, 2.5 bath, 2 recept
- Plot - 0.07 acres
- Built in 2017
- Garage/carport for 2 cars
- Gas-fired heating to radiators
- EPC - B / 87
- Council Tax Band - E

Mardler Close is a select range of link-detached town houses facing a small green area just a moments' walk from the country park. The property also benefits from having the largest plot size on the street.

The ground floor accommodation comprises of; an entrance hall with stairs rising to the first floor, cloakroom with a modern white two-piece suite and an open plan living/dining/kitchen area. The kitchen is of a galley-style fitted with a modern range of units with ample worksurfaces and integrated appliances.

The first floor landing has stairs leading to the second floor and leads to a sitting room to the front of the home with two large, glazed units to the south-facing aspect and door opening to to the roof terrace. The principal bedroom to the rear aspect benefits from an ensuite shower room, again with a modern white three-piece suite.

The second floor landing opens to two good sized double bedrooms and a family bathroom located centrally. The bathroom suite comprises of a w.c., wash handbasin and a panelled bath with shower over.

Outside, there is a garage/carport offering parking for two cars and a large enclosed garden mostly laid to lawn with a patio area.

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

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

Fixtures and Fittings

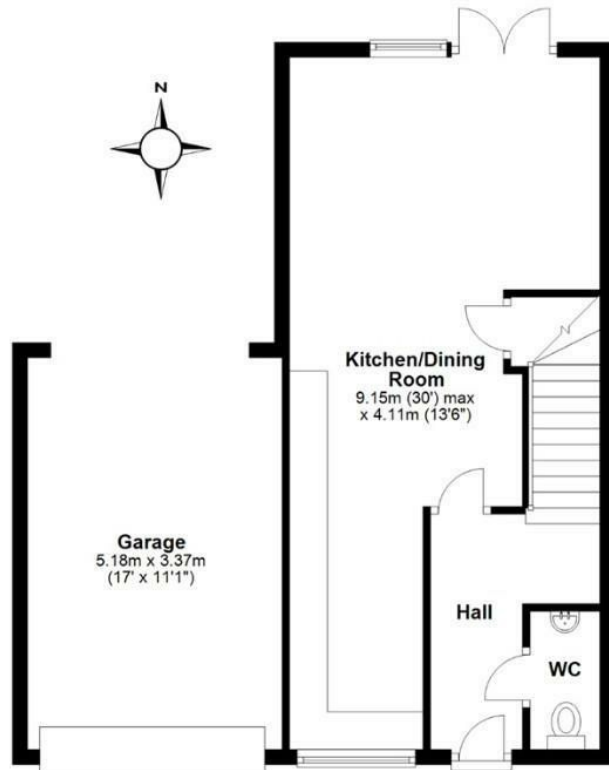
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

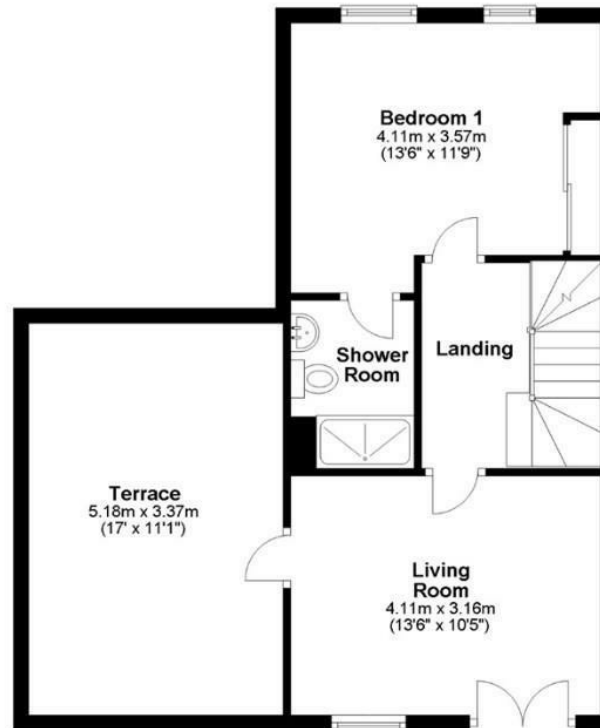
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



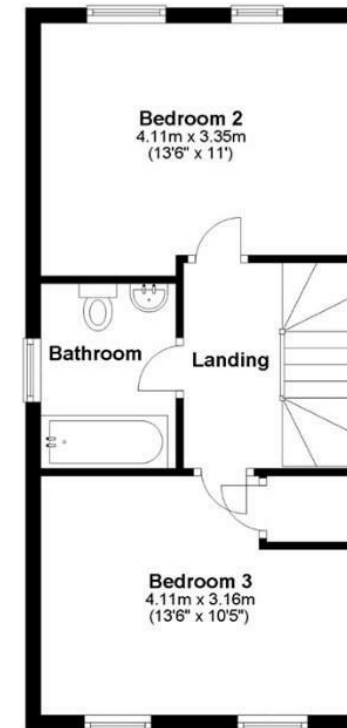
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 113 sqm (1225 sqft) excluding Garage and Terrace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

