



2 Winchmore Drive, Cambridge, CB2 9LW
Guide Price £625,000 Freehold



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A RECENTLY IMPROVED FOUR-BEDROOM TOWNHOUSE SET BACK FROM TRUMPINGTON HIGH STREET, WITH EASY ACCESS TO ADDENBROOKE'S, THE M11 AND THE CITY CENTRE. THE PROPERTY BENEFITS FROM NO ONWARD CHAIN AND BOASTS VIEWS ACROSS THE PADDOCKS TO THE REAR, USING FLOOR TO CEILING WINDOWS ON THE FIRST FLOOR TO PROMOTE THIS VIEW.

- Terraced townhouse
- 1175 sqft / 110 sqm
- Plot size - 0.05 acres
- Built 1972
- EPC - D / 55
- 4 bed, 1.5 bath, 2 recept
- No onward chain
- Gas-fired heating to radiators
- Driveway and integral garage
- Council Tax Band - E

On the ground floor, you have a welcoming entrance hall, opening to a w.c., the integral garage, a storage cupboard housing the boiler, dining room and the kitchen. The kitchen boasts a range of base and eye-level units, gas hob, gas oven, an inset one and a half sink unit with mixer tap and drainer, and a dishwasher.

On the first floor, you have a wonderful reception room, flooded with natural light, with views to the paddocks. You also have the first of four bedrooms on this floor benefiting from built-in wardrobes and hand wash basin.

On the second floor you have three further good sizes bedrooms and a recently renovated family bathroom boasting a three-piece white suite.

Outside, there is a mature, enclosed garden with rear access, a garden shed and a patio area. To the front, there is a large driveway with ample parking and an integral garage.

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

Cambridge City Council.

Council Tax Band - E

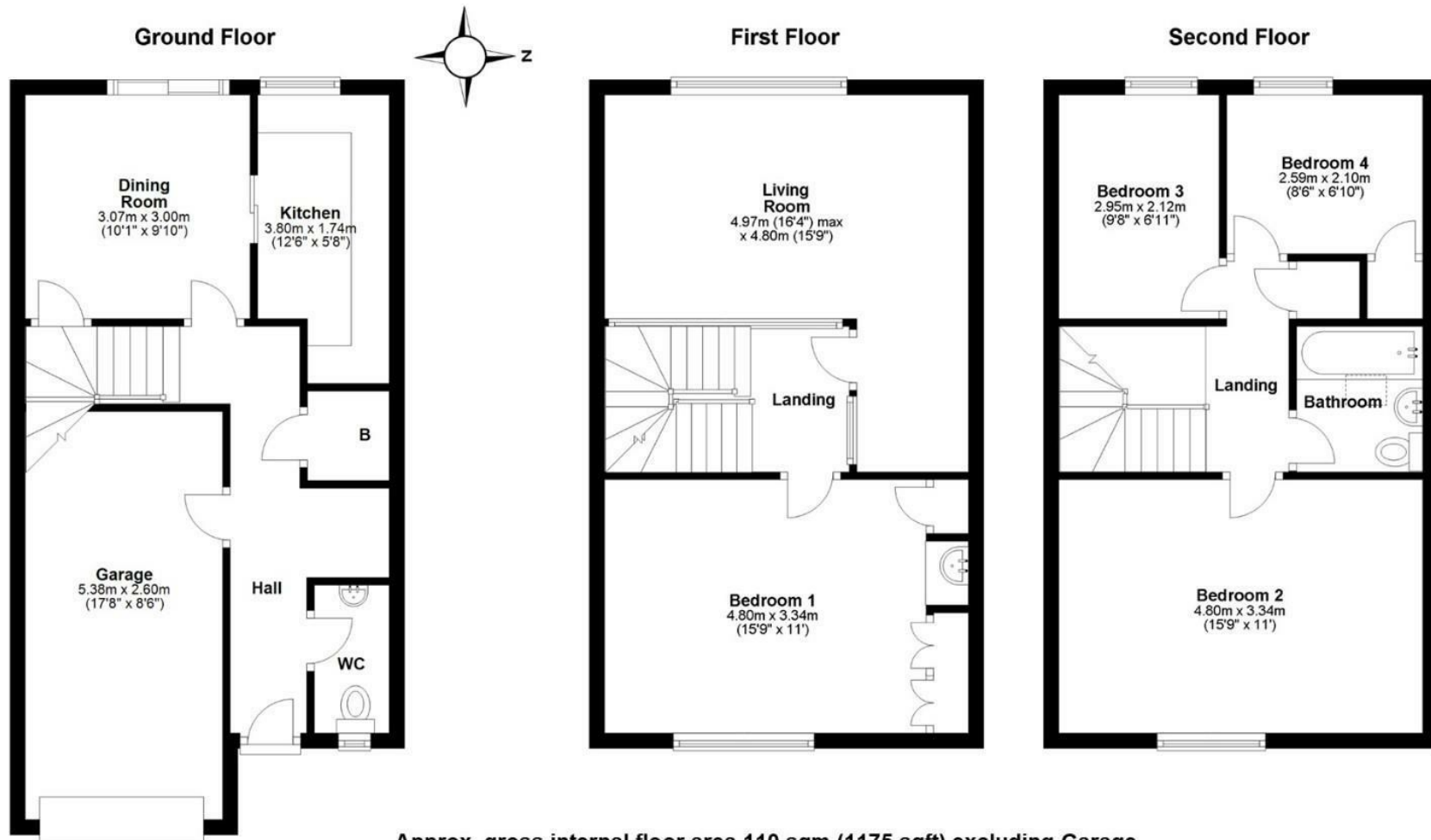
Fixtures and Fittings

All fixtures and fittings are included in the sale of the freehold interest.

Viewing

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





Approx. gross internal floor area 110 sqm (1175 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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.

