



2 Beech Drive, Trumpington, Cambridge, CB2 9PR  
Guide Price £595,000 Freehold



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**A MODERN AND WELL-PRESENTED, THREE-BEDROOM END-OF-TERRACE PROPERTY IDEALLY LOCATED FOR ADDENBROOKE'S AND THE BIO MEDICAL CAMPUS.**

- Well-proportioned modern family home
- Well-equipped kitchen
- Utility room
- Three double bedrooms
- Off road parking for 2 cars and a carport
- EPC – C

The property occupies a pleasant position on the edge of this highly sought-after modern development, just a short walk from the Trumpington Meadows and amenities.

The property offers spacious accommodation over two floors, the main entrance to the property is accessed through the carport, which opens to an entrance hall with access to the main reception room, utility/W.C, with space for washing machine and tumble dryer. The kitchen/dining room boasts a range of base and eye-level storage, an integrated fridge/freezer, cooker and induction hob, with space for a dishwasher.

The first floor has three good-sized double bedrooms, a family bathroom and an airing cupboard.

Outside, you have off street parking for two cars accessed through the carport. The garden is enclosed by fencing and is laid mostly 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. Cambridge South Station is due to be finished next year in 2025 and will be a 5-minute cycle from the property. Most of the city's schools are also within easy reach.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

**Fixtures and Fittings**

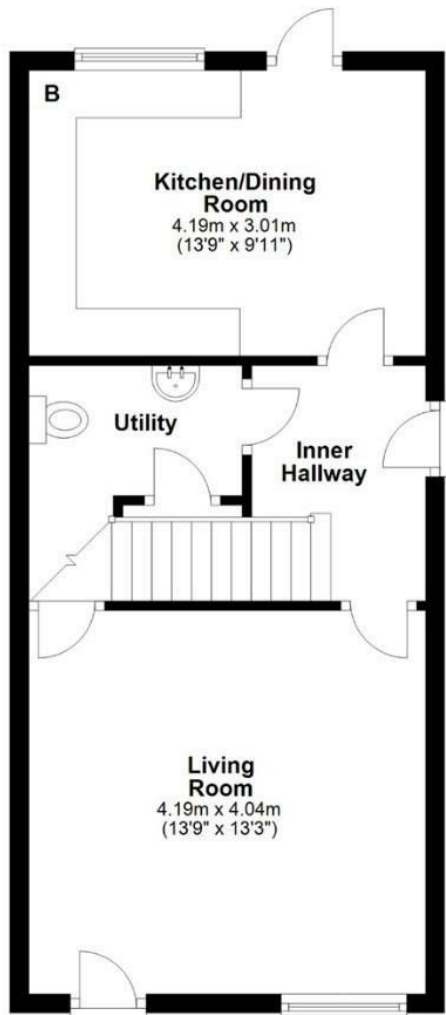
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

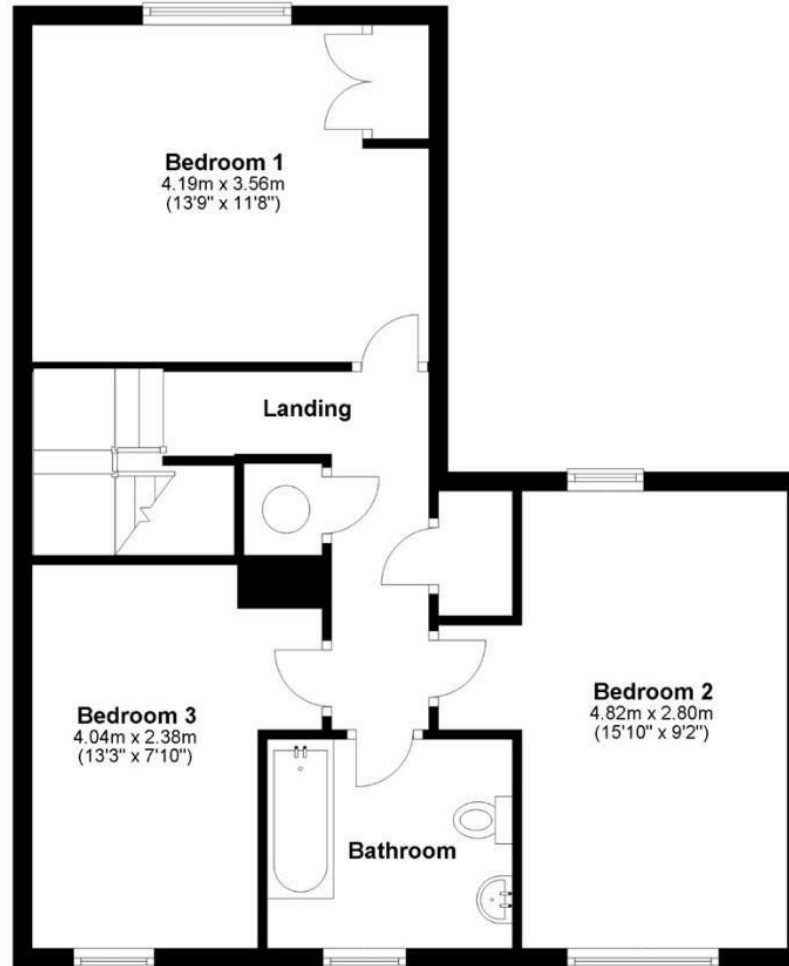
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 100 sqm (1075 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	78	
(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.

