



64 Bishops Road, Trumpington, Cambridge, CB2 9NH
Guide Price £650,000 Freehold



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A DETACHED 1950'S BAY FRONTED FAMILY RESIDENCE, OFFERING SCOPE FOR ENLARGEMENT, SUBJECT TO PLANNING, WITH GENEROUS GARDENS AND THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached house
- 3 beds, 1 bath, 2 recepts
- Built in the 1950s
- Gas fired central heating to radiators
- Council tax band - E
- 1000 Sqft / 93 Sqm
- 0.16 acres
- Driveway parking for several vehicles and tandem garage
- EPC - D / 61
- No onward chain

64 Bishops Road is situated in this highly sought after location ideally located for Addenbrookes, Biomedical Campus and the M11, it is one of last few remain unaltered properties on the street, offering the new owner great scope to extend and improve, subject to relevant consent.

Upon entering the property you have a large entrance hall, with stairs leading the first floor, with under stairs storage. This leads to the sitting room, with original parquet flooring, which continues through to the dining room, with French doors extending the space to the gardens. The kitchen has been fitted with a basic range of base and eye level units and has plumbing/space for a range appliance. There is also a guest toilet on the ground floor.

Upstairs there is three good size bedrooms, with all three benefiting from built in wardrobes. The large family bathroom is fitted with a bath with over head shower and basin and there is a separate w.c. on this level.

Outside, the garden is mostly laid to lawn, with patio area, the garden measures around 45ft x 130ft this is enclosed by fencing, with side access through to the drive, this offers parking for multiple vehicles, with further parking available in the tandem 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

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

Statutory Authorities

Cambridge City 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



Approx. gross internal floor area 93 sqm (1000 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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.



