



36 Byron Square, Trumpington, Cambridge, CB2 9JL
Guide Price £450,000 Freehold



rah.co.uk
01223 800860

A THREE BEDROOM MID-TERRACE PROPERTY, OFFERING SCOPE FOR IMPROVEMENT AND EXPANSION (STP), IDEALLY LOCATED FOR ADDENBROOKES, BIO MEDICAL CAMPUS AND M11 WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Terraced house
- 3 beds, 1 bath, 2 recepts
- Off street parking
- Council tax band -B
- 925 Sqft / 86 Sqm
- Gas fired central heating to radiators
- EPC - D/64
- No onward chain

In brief, the accommodation comprises of an entrance hall with stairs to first floor, living room, dining room with French doors to garden. The kitchen is fitted with a range of base and eye level units, oven, hob and space for white goods. The first floor has three good sized bedrooms, all with integrated storage, recently renovated w.c. and bathroom. Outside you have a large enclosed garden, with gated side access. The garden is mostly laid to lawn with three brick built stores. To the front you have off street parking for one car.

Location

Trumpington is a vibrant and an eagerly sought-after residential area, just 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. This is an ideal location for the Cambridge Biomedical Campus, Addenbrooke's Hospital, and the Royal Papworth Hospital, which are less than 5 minutes' drive away.

London and Stansted are within easy reach. The new Cambridge South station (opening early 2026) is just 1 mile from the property with direct trains to London's King's Cross, Liverpool Street stations and Stansted Airport. Cambridge's main station is 3 miles away, and the M11 to Stansted Airport and London is under 5 minutes' drive.

Amenities in the neighbourhood, include The Clay Farm Centre (a community centre, café and library), a doctors' surgery, pharmacy, village hall, sports centre, pubs, restaurants, and supermarket shopping is available at Waitrose and a Sainsbury's Local. Nearby for walks and jogging are Hobson's Park, Trumpington Meadows and Byron's Pool Nature Reserve.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Cambridge City Council -B

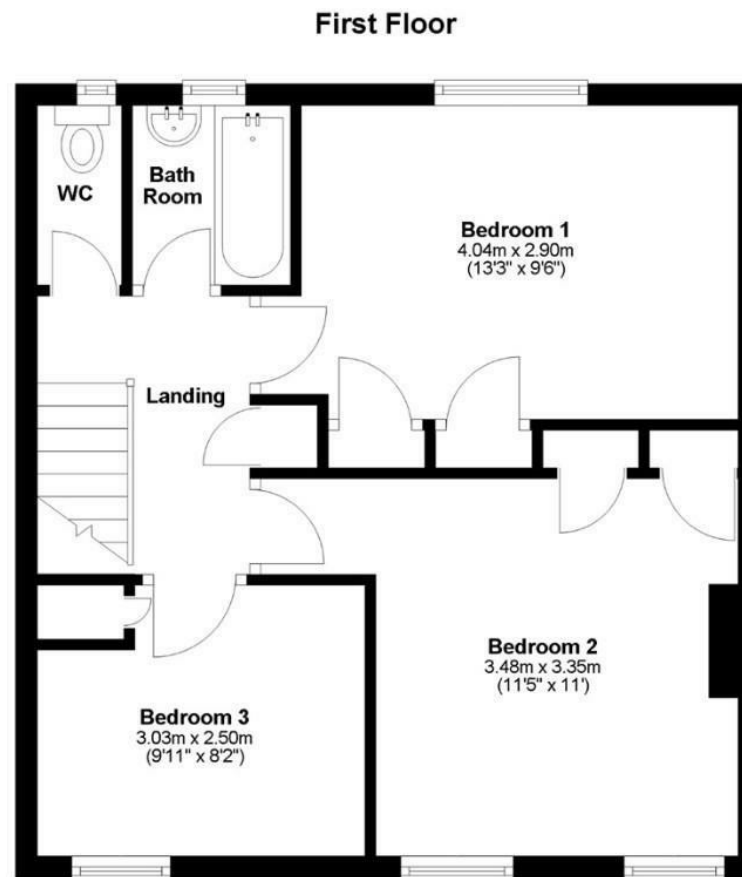
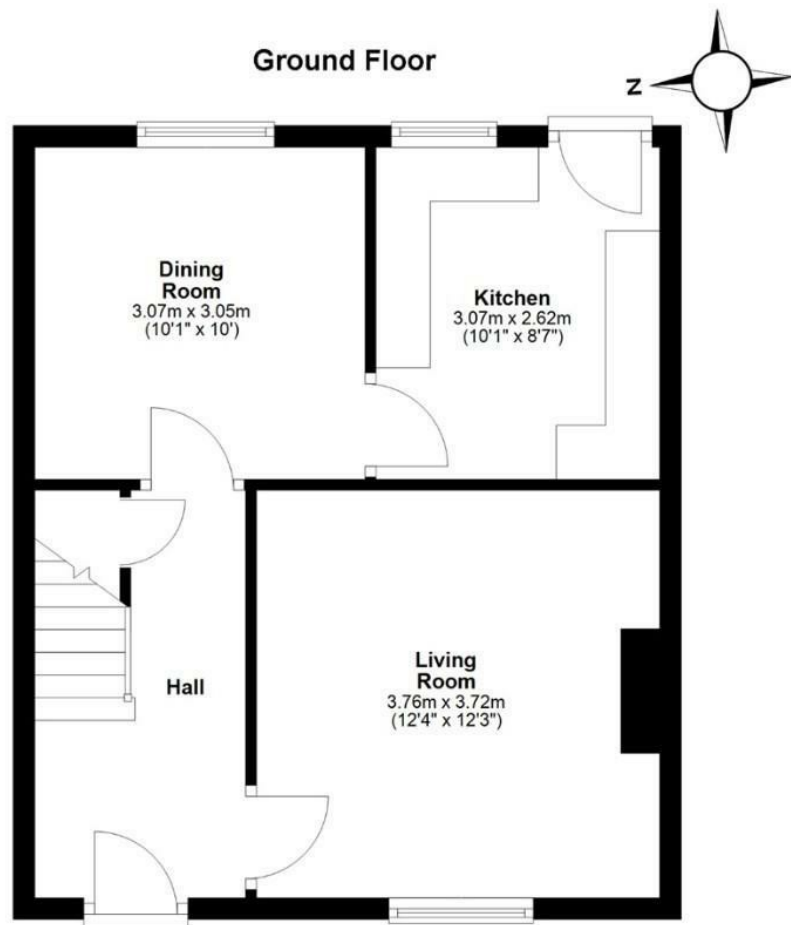
Fixtures and Fittings

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





Approx. gross internal floor area 86 sqm (925 sqm)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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.

