



Whittington Road

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A modern, four-bedroom, mid-terrace property. Conveniently situated just South of Cambridge, providing excellent access to the city centre, Addenbrooke's and the train station.

£2,600 pcm

Whittington Road,  
Cambridge, CB2 9BH



This property is modern and well presented, occupying a pleasant position on the development with views over the park.

On the ground floor is a open plan kitchen/diner. The kitchen is fully fitted with integrated whitegoods; a fridge/freezer, gas hob, oven, dishwasher and washing machine. The dining area has glass doors opening on to a small patio and lawn garden. Also on the ground floor is a WC.

The first floor is home to a spacious living room, this room is bright due to two floor-to-ceiling windows at either end. One side opens on to a south facing balcony. A double bedroom with ensuite, a single bedroom/study and a family bathroom are also on the first floor.

A further two bedrooms, both with fitted wardrobes and another with an ensuite are on the second floor. There is a large, decked roof terrace off the landing.

There is space for two cars on the driveway.

Available 21 June 2024, for an initial term of 12 months. Professional households, sharers, small pets and children considered.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the electricity is currently supplied by: Octopus energy  
GTC-UK suggest the gas is currently supplied by: Octopus energy  
Ofcom suggests the maximum broadband speed is: 220mbps  
Gov.uk suggests the property has not flooded in the last 5 years.







126sqm / 1356sqft

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4 bed, 3.5 bath, 2 recep

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EPC - B / 89

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Council tax band - F

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Gas central heating

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Off road parking

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Balcony

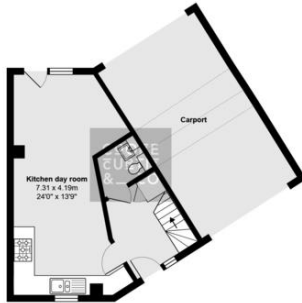
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Available June 2024

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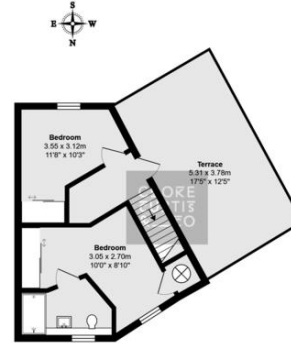
Whittington Road, Trumpington, Cambridge



Ground Floor



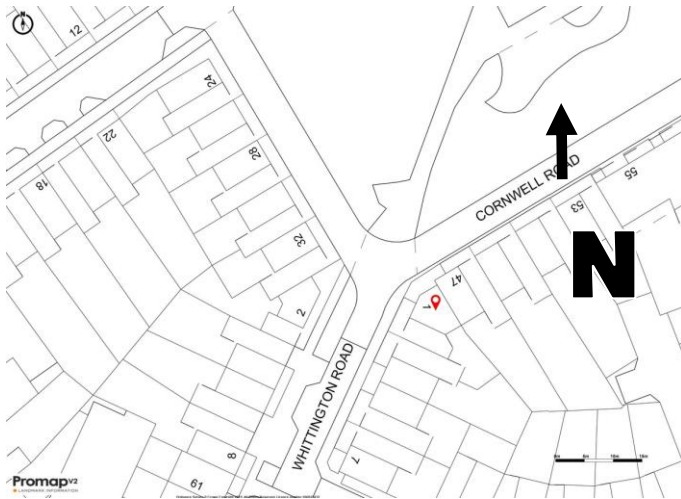
First Floor



Second Floor

Total Area: 126.0 m<sup>2</sup> ... 1356 ft<sup>2</sup> (excluding balcony, terrace & car port)  
All measurements are approximate and for display purposes only





Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym. A number of Private Schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.

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