



Baker Lane, Trumpington

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A well proportioned, three / four bedroom home in excellent condition. With off street parking, the property is one mile from Addenbrookes Hospital and two miles from Cambridge train station, via the guided bus

£2,250 pcm

Baker Lane, Cambridge, CB2
9DS



Situated at the edge of the development, this property is in sight of the Addenbrookes Campus. The house is mid-terrace and overlooks a pleasant green space.

On the ground floor is a spacious entrance hall with two built in storage units. There is storage under the stairs, as well as a WC. The kitchen / diner is at the front of the house, benefitting from a large window. The kitchen is fitted with a good amount of storage, both floor and wall-mounted units. All appliances are integrated; there is a gas hob, oven, fridge / freezer, washing machine and a dishwasher.

At the back of the house, spanning the width of the property, is a wonderfully bright living room. One wall is fitted with shelving. Large patio doors open onto a neat, landscaped garden. There is a good-sized patio and low maintenance lawn.

The master bedroom is on the first floor. This has laminate flooring, a triple-size built in wardrobe and an ensuite shower room. Also on this floor is a small room, ideal as a study or bedroom for an infant. A large roof terrace is accessible from the first floor too, this overlooks the garden.

Two further double bedrooms are on the top floor, both with laminate flooring and floor to ceiling windows. The family bathroom is also on the top floor, this is bright and modern and comprises a bath with shower over, a WC and basin.

There is a carport at the back of the property, with space for one car.

Available 7th May 2025. Video tour available.

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: British Gas
Find my supplier suggest the gas is currently supplied by: British Gas
Ofcom suggests the maximum broadband speed is: 1000mbps.
Gov.uk suggests the property has not flooded in the last 5 years.

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 also within cycling distance.

There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.







106 sqm / 1150 sqft

4 bed, 2.5 bath, 1 recep

Council tax band - E

EPC - B / 89

Gas central heating

Off road parking

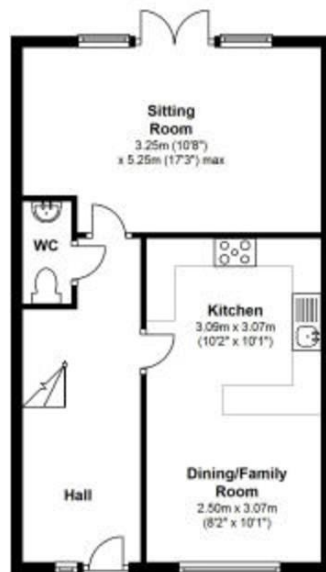
Enclosed garden

Available May 2025



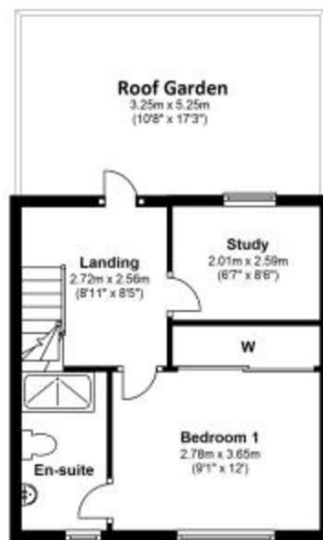
Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



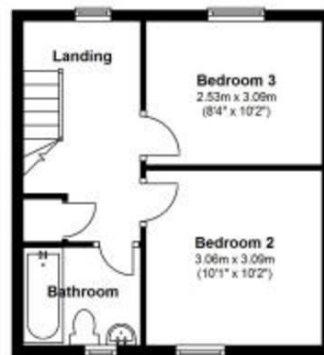
First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



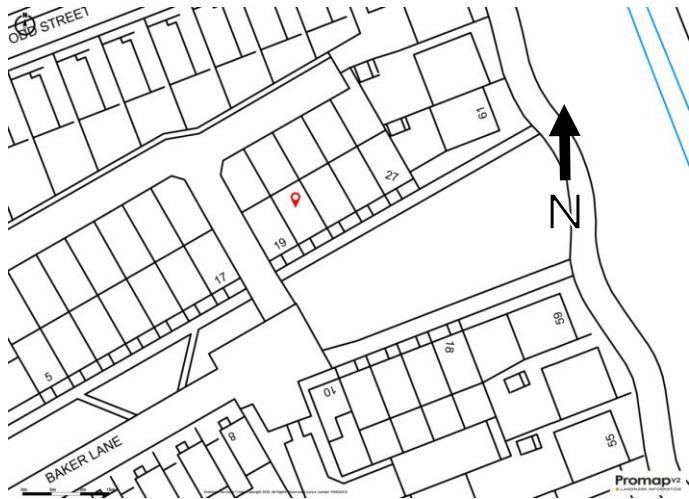
Second Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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