



Royal Way, Trumpington

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A bright and stylish, detached house with two double bedrooms and off street parking on the award-winning Abode development in Trumpington. Conveniently situated for access to Addenbrookes, the train station and City

£2,000 pcm

Royal Way, Trumpington,
CB2 9AX



The property is one of only four of its type built by Countryside as part of their award-winning Abode development. It stands on an attractive paved mews, pleasantly away from passing traffic.

The ground floor layout allows the sitting room and dining room to be opened into the kitchen by sliding pocket doors giving the rooms the flexibility to be social open plan spaces or closed off for greater privacy. The kitchen is exceptionally well fitted including composite stone work surfaces and integrated appliances. There is also a ground floor cloakroom with WC and a large under-stairs cupboard housing a washing machine. Prior to occupation, the carpet on the first floor will be replaced with hardwood oak flooring throughout.



Both first floor bedrooms are comfortable doubles. The master has an en-suite shower room and generous fitted wardrobes and the main bathroom can be accessed either from the landing or as an en-suite to the guest bedroom.

There is parking for 1 car in front of the property.

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.

GTC suggest the electricity and gas is currently supplied by: Octopus
Ofcom suggests the maximum broadband speed is: 1000mps.
GOV.UK suggests the property has not flooded in the last 5 years.





90.1sqm / 970sqft

Available October 2025

Detached house

2 bed, 2 recep, 2.5 bath

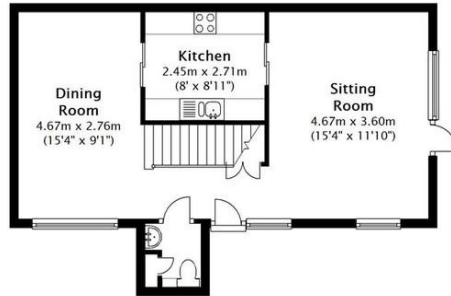
Off street parking

Unfurnished

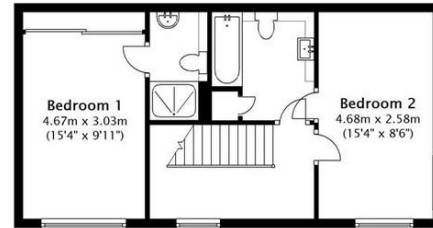
EPC - B

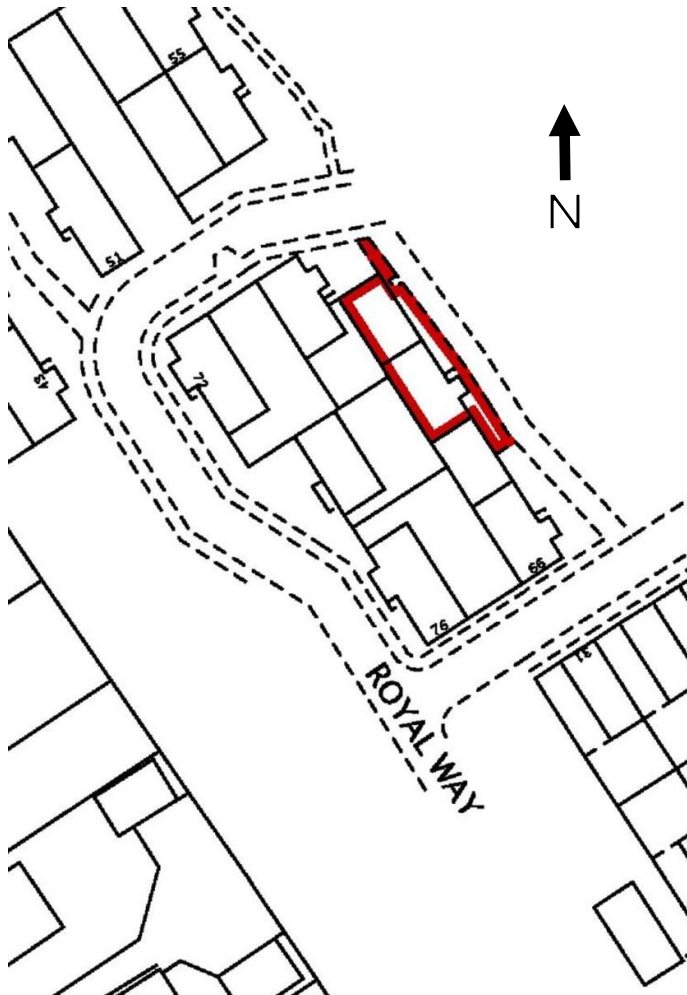
Council tax band - D

Ground Floor



First Floor





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, one of a few 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 two primary schools with a brand new state-of-the-art secondary school opening in 2016 which will also bring excellent sporting facilities. A number of Private schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, Waitrose supermarket and two new country parks.

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