



Paget Road, Trumpington

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A good size four bedroom house, located within the sought after area of Trumpington. Offering spacious living accommodation and large enclosed garden, this property makes an ideal family home. The property is within walking distance of local amenities and it also offers great access to the city centre, M11, Addenbrookes Hospital and park and ride.

£2,100 pcm

Paget Road, Cambridge, CB2
9JF



Exceptionally well presented house in an excellent location, within walking distance of many local amenities and close to Addenbrookes Hospital and the M11. The property has been fully refurbished throughout, including recently re-fitted bathroom and kitchen, and custom furniture to make the most of each room and providing excellent storage throughout. The rear enclosed garden is a fantastic size, with lots of fruit trees and shrubs.

The entrance hallway leads to the kitchen, living room and stairs to the first floor. The ground floor is lovely and light, with the dining area overlooking the rear garden. The contemporary kitchen includes induction hob, oven, large fridge/freezer, dishwasher and washing machine.



To the first floor are 4 bedrooms, three of which have bespoke built in furniture providing ample clever storage. The fourth bedroom is currently used as a home office. The family bathroom again has lots of built in storage, along with the wc, basin and bath with shower over.

Available 1st December 2025.

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 gas and electricity is currently supplied by: Octopus Energy Ltd

Ofcom suggests the maximum broadband speed is: 1000Mbps

Gov.uk suggests the property has a very low flood risk.





100 sqm / 1076 sqft

4 bed, 1.5 bath, 1 recep

Council tax band - C

EPC - C

Gas central heating

Part furnished

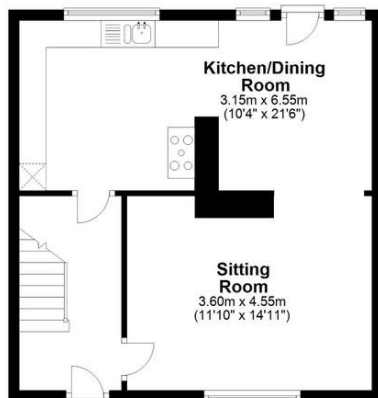
Good sized enclosed garden

Available 1st December



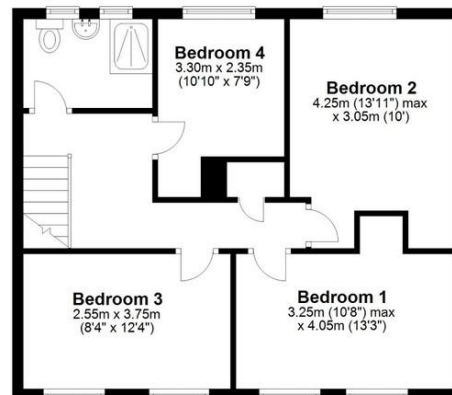
Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 99.7 sq. metres (1072.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



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 state-of-the-art secondary school which opened in 2016 bringing with it excellent sporting facilities. 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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