



1 Trevone Place  
Cambridge, CB1 3TX

Guide price £490,000





# 1 Trevone Place

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- No onward chain
- Council tax band - C
- West-facing garden
- Gas central heated and double glazed
- 931 sqft / 86 sqm
- EPC - C / 73

A refurbished and well-appointed house of 931 sqft / 86 sqm, enjoying a private west-facing garden and a pleasant cul-de-sac position just off Perne Road, available with the advantage of no onward chain.

This 3-bedroom house is situated in a quiet, near central cul-de-sac just a couple of miles east of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises an entrance hall with space for coats and footwear, understairs storage and access to a cloakroom W.C., complemented by vanity furniture, attractive tiling and a heated towel rail. The kitchen has been fitted with a modern range of base and eye-level units and houses a Baxi combi-boiler. Integrated Lamona appliances include an electric oven and hob. There is a large living living/dining room which benefits from a dual aspect and







has French doors to the garden.

Upstairs are 3 bedrooms and a refitted bathroom which has a separate bath and shower. The bathroom is finished with inset spotlights and a mirror wall cabinet.

A side gate from the front of the house leads to a private walled west-facing garden measuring 6.5m x 4.8m and including a useful brick store.

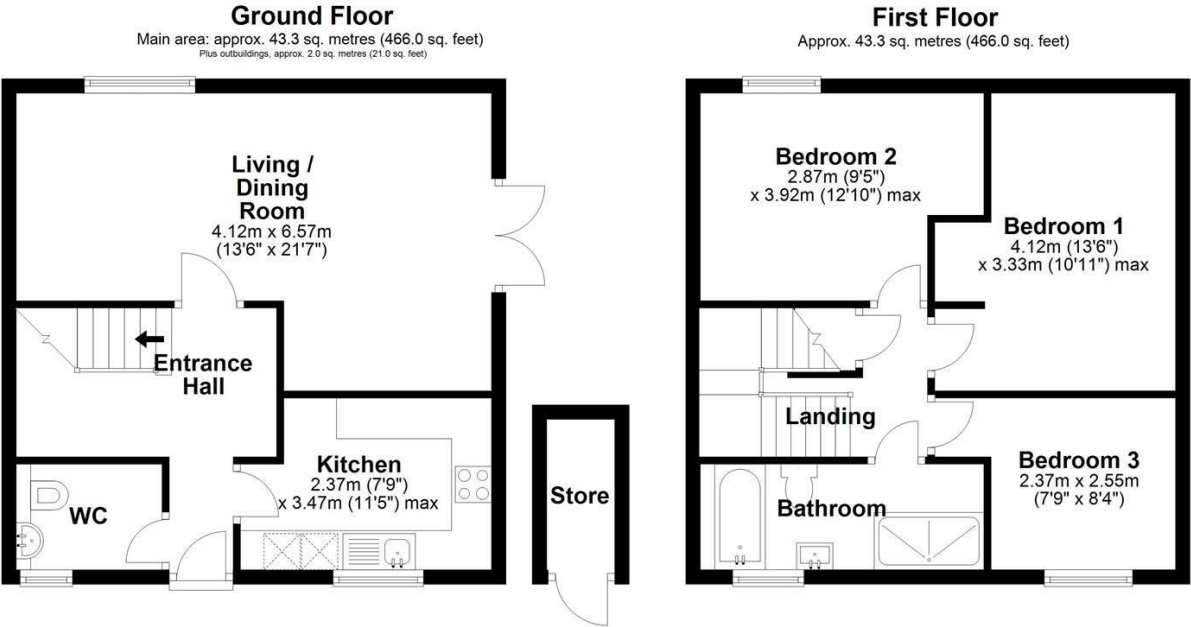
Trevone Place is a well regarded residential area set just off Tiverton Way via Perne Road. The area is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital, ARM and the City Centre.

The green spaces of Coldham's Common, Coleridge recreation and Cherry Hinton Hall Park offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents and Balzano's deli.

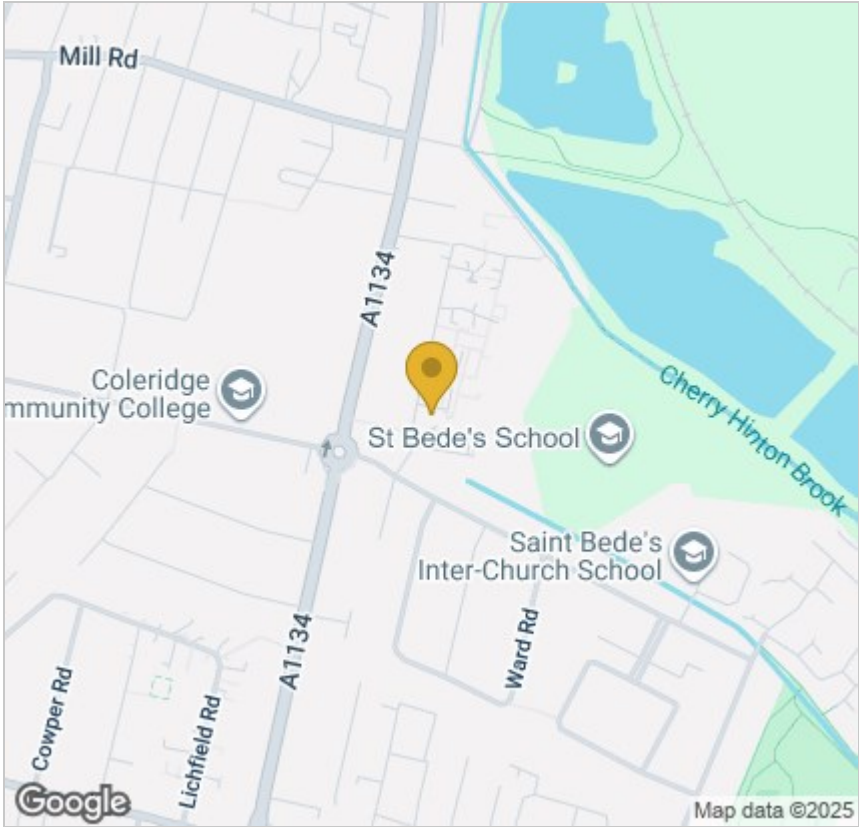
Schooling is available at Ridgefield Primary School with secondary provision at Coleridge Community College, just a 4-minute walk from the property.

What3words: ///inch.heat.lands

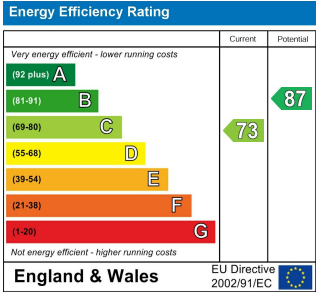




Main area: Approx. 86.6 sq. metres (931.9 sq. feet)  
Plus outbuildings, approx. 2.0 sq. metres (21.0 sq. feet)



Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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