



Scotsdowne Road, Trumpington, Cambridge
CB2 9HU

Pocock + Shaw

26 Scotsdowne Road
Trumpington
Cambridge
Cambridgeshire
CB2 9HU

A well presented and light filled terraced home with well presented accommodation arranged over two floors.

- Three good sized bedrooms
- Fitted kitchen
- Conservatory
- Garage in a nearby block
- Double glazing and gas central heating
- West facing rear garden
- Offered with no onward chain

Guide Price £495,000



The property benefits from a good sized rear garden and a garage along with a full gas central heating system and easy access to Cambridge city centre, Addenbrooke's biomedical campus (and station nearing completion) along with a wide range of local amenities.

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided Busway. All usual facilities are close by including excellent shopping, with Waitrose a short walk away. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Entrance Hall Double glazed door and window to the front, radiator, large shelved storage cupboard, further large coat cupboard, stairs to the first floor

Cloakroom WC, wash basin, double glazed window to the front, tiled splashbacks, radiator

Living Room 19'2" x 16'10" (5.83 m x 5.12 m) double glazed window overlooking the garden, glazed door and window to the conservatory, three radiators

Conservatory 9'3" x 6'3" (2.82 m x 1.90 m) Range of double glazed windows overlooking the garden, double glazed door to the side, power points

Kitchen 9'10" x 8'8" (3.00 m x 2.65 m) Range of fitted wall and base units with working surfaces and inset sink with mixer tap, four ring gas hob with cooker hood over and electric oven. space for fridge/freezer and dishwasher, cupboard containing Vaillant combi boiler, tiled splashbacks and double glazed window to the front

Landing Loft access, doors to:

Bedroom 1 13'0" x 9'9" (3.95 m x 2.97 m) Built in wardrobes, double glazed window to the rear, radiator

Bedroom 2 12'9" x 9'11" (3.88 m x 3.02 m) Double glazed window to the front, radiator, vanity sink with cupboard under and single built in wardrobe.

Bedroom 3 9'11" x 6'10" (3.02 m x 2.09 m) Double glazed window to the rear, radiator, built in double wardrobe

Bathroom Three piece white suite comprising, WC, wash basin, panel bath with shower screen and wall mounted controls, chrome heated towel rail, two double glazed windows to the front, cupboard

Outside To the front of the property there is a paved pathway and lawned area screened by mature hedging. The rear garden is westerly facing and extends to approx. 35ft and commences with a paved patio leading to a lawn enclosed with panel fencing. There is a GARAGE in a nearby block

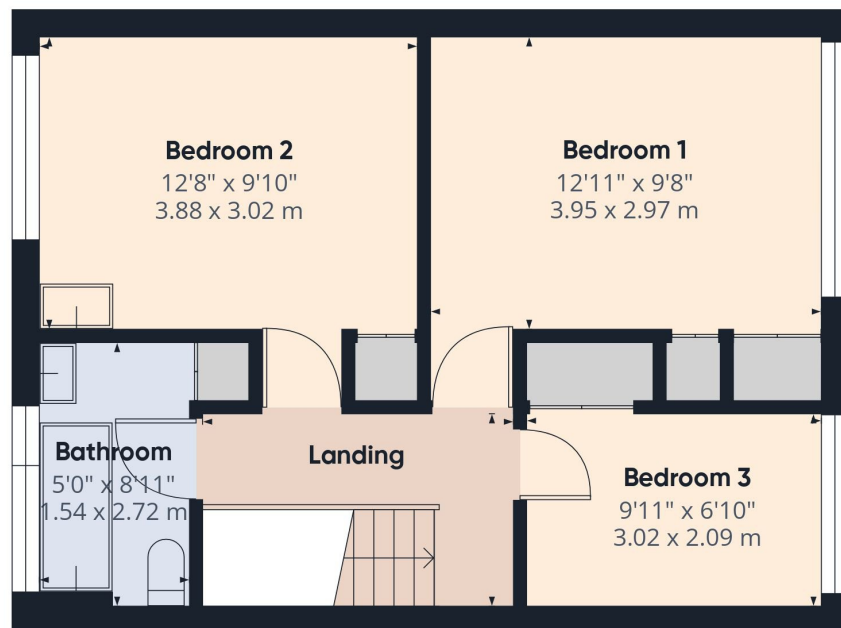
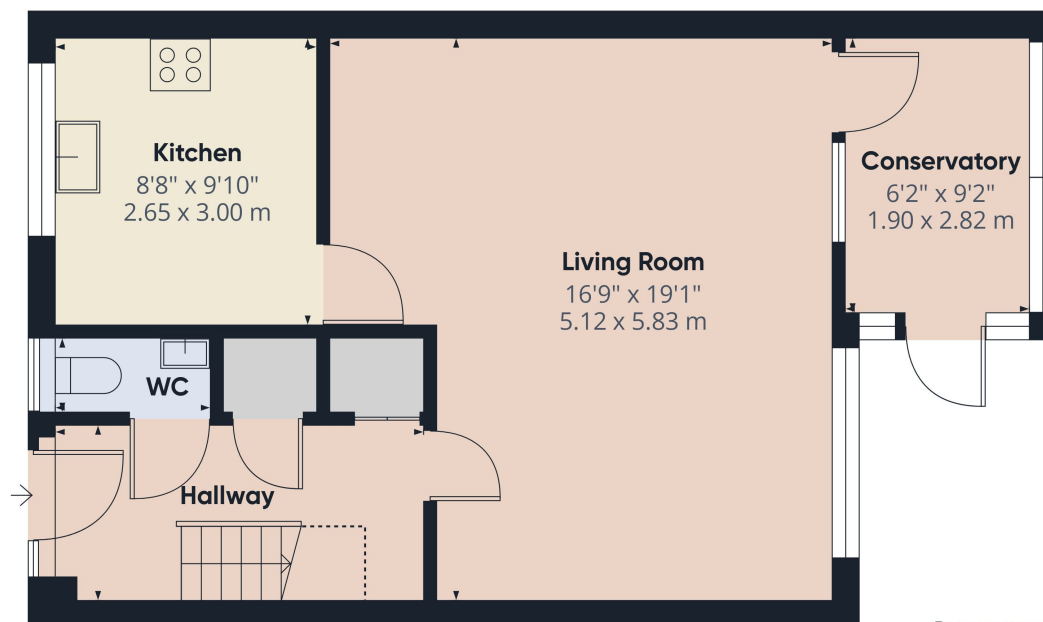
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

976 ft²
90.9 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested