



Radcliffe & Rust
Residential sales & lettings

7 Shelford Road, Trumpington CB2 9LZ
Guide Price £595,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive three-bedroom Victorian terrace property in the beautiful rural village of Trumpington, in the desirable south side of Cambridge. This property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A10. Trumpington is only two miles from Cambridge, so perfect for commuters into the city or those that work from home but like to travel somewhere busier for social reasons with friends or family. Bus services from the village regularly run into Cambridge, and you are just down the road from the city's central train station with links to London. There is also a sizeable Waitrose superstore and a petrol station in the village. And schools? Shelford Road is close to two primary schools which are Fawcett Primary School (0.6 miles, 14 minutes walk) and Trumpington Park Primary School (0.6 miles, 13 minutes walk), both schools were rated good in their last Ofsted inspections. Children over 11 usually attend secondary school at nearby Trumpington Community College (0.8 miles, 17 minutes walk, 5 minutes cycle).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning period property in the ever popular Cambridge suburb of Trumpington. Enjoying a prime position on Shelford Road, the property offers a private rear garden, good sized rooms with original features and the opportunity to potentially extend the current footprint of the property and add a loft conversion if required (subject to planning).

Set back from the road behind mature trees and bushes, the property has a paved courtyard style front garden. With a light brick facade and large bay window on the ground floor, the front door is painted in a light green colour and invites you in to discover more. Once inside, the hallway has original arched moulding overhead with stairs leading to the first floor. The first room you come to on the left hand side of the hallway is the living room. Enjoying the large bay window, the living room is flooded with light and has an original fireplace with marble and wooden surround. The living room leads on to the dining room with the rooms being separated by double glass doors. The dining room which can also be accessed from the hallway, has an original fireplace which mirrors the one in the living room and could comfortably fit a dining table for at least four to six people. Half glazed doors in the dining room would have originally lead to the rear garden but an extension has been added to the property which means these doors now lead into the breakfast area of the kitchen. The kitchen which is accessed from the dining room, overlooks the rear of the property. With cream wall and base units and a contrasting wooden coloured worktop and blue metro tile splashback, the kitchen units are set-up in a galley style but with the addition of the breakfast space, the units on the left hand side of the kitchen have created a breakfast bar area with space next to them for a seating area or possibly an additional smaller dining table if required. The breakfast area has glazed doors leading to the rear garden. From the kitchen, there is a separate utility space with additional cupboard and worktop and plumbing for a washing machine, the boiler is also housed here. The utility room has a half

glazed door leading to the rear garden and a second door which leads to the downstairs cloakroom which has a W.C. and hand basin.

On the first floor there are three bedrooms and the bathroom. The first room you come to at the top of the stairs is bedroom two. Overlooking the rear of the property, the bedroom can comfortably fit a double bed and additional furniture as required. Next to bedroom two is bedroom three. Also overlooking the rear of the property, bedroom three can comfortably fit a single bed or could work really well as an office or exercise space if required. Nestled between bedrooms one and three is the bathroom which has a bath with overhead electric shower, W.C. and hand basin. If a larger bathroom was required by the new owner, there is the possibility to remove the wall between bedroom three and the bathroom to create one large space. At the end of the landing is bedroom one. A generous double overlooking the front of the property, bedroom one has two large windows flooding the room with light. Next to the doorway into bedroom one, there is a cupboard. If the new owner chose to add a loft conversion to the property, this cupboard could be removed and replaced with a staircase leading to the loft space.

To the rear of the property, there is a private rear garden with parking at the end of the garden for one vehicle. Within the garden, there is a paved patio area immediately outside the property with grass with mature shrubbery beyond and a concrete path leading to a wooden shed at the end of the garden and gate leading to the private parking space belonging to the property.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

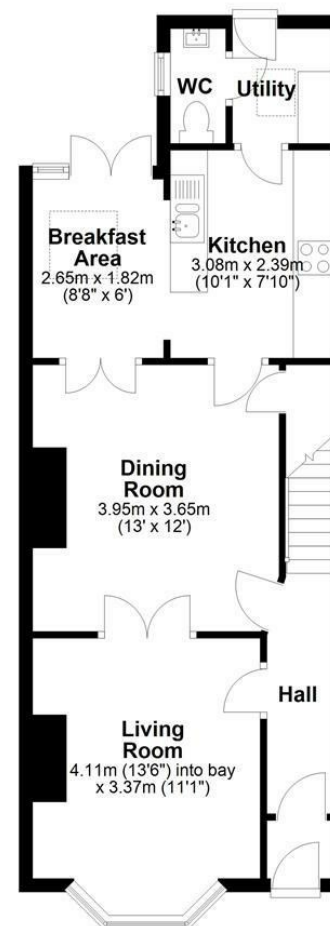
Council tax band: C - £1,999 for 2024 - 2025 (Cambridge City Council)

No onward chain

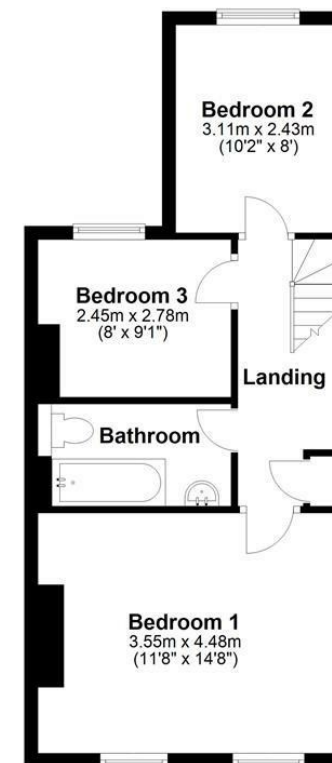




Ground Floor
Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor
Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	64
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

