



Willers Lane, Cambridge, CB2 9DH

**CHEFFINS**

## Willers Lane

Trumpington, Cambridge,  
CB2 9DH

- Minimum 12 Month Tenancy
- Available from 15/05/2024
- Furnished or Unfurnished
- EPC: B
- Council Tax Band: F
- Gas Central heating
- Carport & Bicycle Store
- Garden

A modern and spacious 3 bedroom townhouse located on the desirable Aura development. The accommodation designed to a high specification and arranged over 3 floors comprises open plan kitchen/dining/living area, utility room, WC, master bedroom with en-suite shower room, 2 further bedrooms and bathroom. The property further benefits with carport, secure bicycle store, bin store and enclosed rear garden. We regret no pets or sharers. Furnished or Unfurnished. Available from 15/05/2024. EPC: B and Council Tax Band: F.

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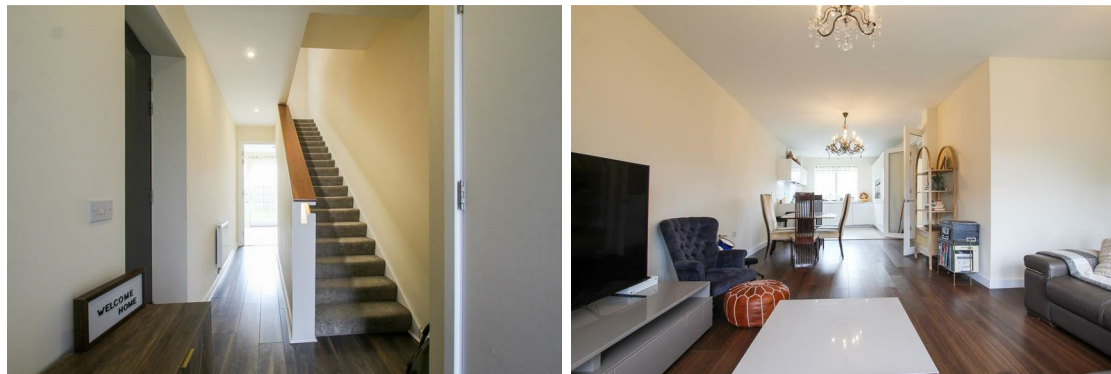
**£2,400 PCM**





## LOCATION

Willers Lane is located on the Aura development off Long Road positioned between Trumpington Road and Hills Road approximately 2.5 miles south of the historic city centre. The property is well located for access to Addenbrookes Hospital and bio-medical research campus and Cambridge railway station via the Guided Busway and cycle path. Schools in both the state and independent sectors and access to the M11/A10 are in close vicinity too.



## ENTRANCE HALL

built in storage cupboard, stairs rising to first floor with further storage beneath, set of draws with mirror, door to carport and door to:

## UTILITY ROOM

base units, sink, washing machine, set of wicker draws and door to rear garden.

## STAIRS/FIRST FLOOR LANDING

stairs rising to second floor, side table and mirror, door to WC and door to:

## OPEN PLAN

## KITCHEN/DINING/LIVING ROOM

## KITCHEN AREA

contemporary fitted kitchen featuring gloss white units, composite stone worktop, sink with window to rear aspect above, integrated appliances including 5 ring hob, with extractor above, oven, combination microwave oven, dishwasher and fridge freezer. Open to:

## DINING/LIVING AREA

'L' shaped with 3 full height windows with Juliet balconies to front aspect.

Furniture includes dining table with chairs, sofa with matching footstool, coffee table, wall mounted TV with TV unit below, bubble chair, side board and wall mirror.

## WC

with toilet, hand wash basin, heated towel rail and window to rear aspect.

## STAIRS/SECOND FLOOR

the bedrooms and bathroom are accessed off the second floor landing.

## BEDROOM 1

fitted double wardrobe, window to front aspect, double bed and door to:

## EN-SUITE SHOWER ROOM

walk in shower, toilet and wash basin with mirror above and heated towel rail

## BEDROOM 2

window to rear aspect, double bed, 2 arm chairs and table.

## BEDROOM 3

window to front aspect and single bed.

## BATHROOM

shower over bath, toilet, wash basin, wall mirror, heated towel rail and window to rear aspect

## OUTSIDE

enclosed rear garden, carport and secure bicycle store.

## LETTING AGENT NOTES

Holding Deposit - £553

Deposit - £2769

EPC - B

Council Tax - F

Square Footage - 1467

Property Type - End-Terrace  
Townhouse

Property Construction - Brick

Parking - Carport

Electric Supply - Mains supply

Gas Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains

Heating source - Gas Boiler;

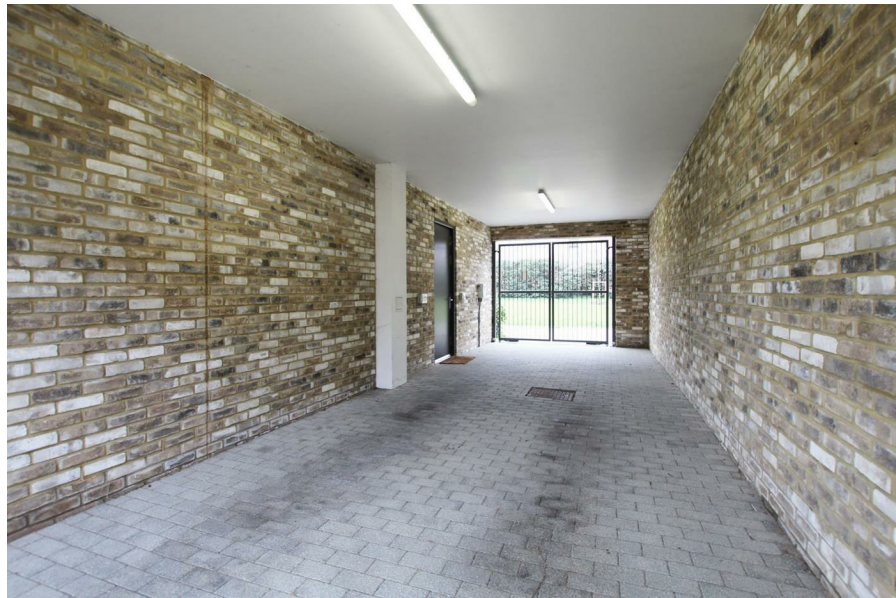
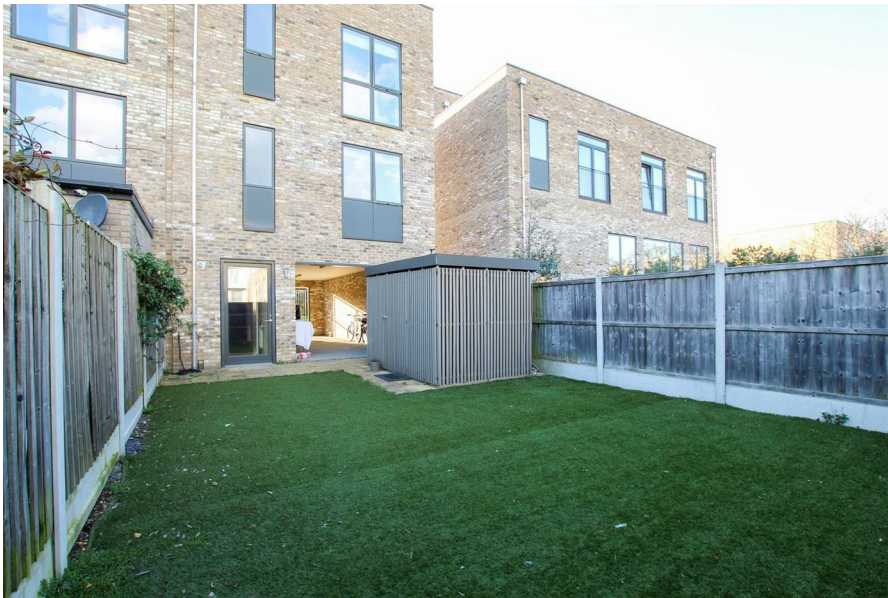
Underfloor heating

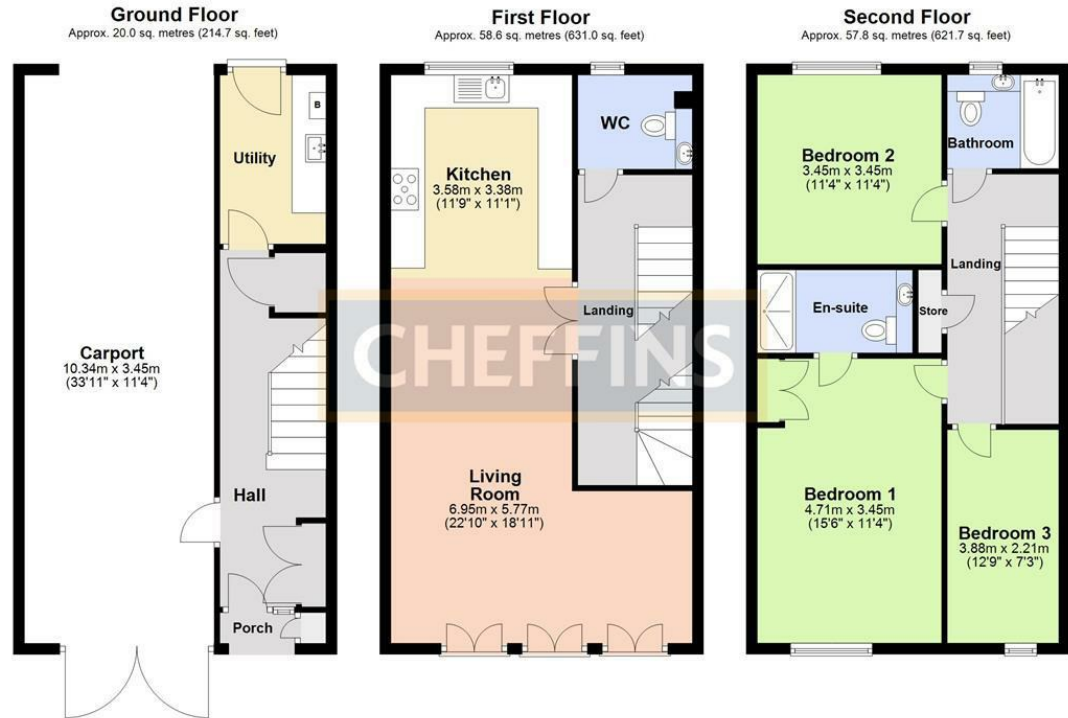
Broadband Connected - Yes

Broadband Type - Fibre to the  
Property

Mobile Signal/Coverage - Good







Total area: approx. 136.3 sq. metres (1467.5 sq. feet)

Note: Not to scale - For guidance purposes only  
 Floor area excludes Carport  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.