



Royal Way, Trumpington, Cambridge, CB2 9AW

**CHEFFINS**



## Royal Way

Trumpington, Cambridge,  
CB2 9AW

- Minimum 12 Month Tenancy
- Available from 12/08/2025
- Unfurnished
- EPC: B
- Council Tax Band: F
- Gas Central Heating
- Allocated Parking
- Garden

A modern 4 bedroom semi detached barn style property located within a popular development offering easy access to Addenbrooke's, Cambridge city centre and M11/A10. The accommodation arranged over 3 storeys comprises entrance hall, 2 reception rooms, kitchen, cloakroom, Master bedroom with en suite, 3 further double bedrooms and 2 bathrooms. Enclosed rear garden and 2 allocated parking spaces. We regret no sharers. Unfurnished. Available from 12/08/2025. EPC: B and Council Tax Band: F.

 4  3  2

**£3,080 PCM**





## LOCATION

Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes campus and swift access to the M11 and the village of Great Shelford. Trumpington is serviced by a good range of local amenities including various shops and supermarket and further amenities can be found in Cambridge city centre approximately 2.5 miles accessed either by car or a variety of cycle and bus routes, including the guided busway to Cambridge railway station.



## ENTRANCE HALL

with stairs rising to first floor with store cupboard beneath and built in storage cupboard housing washer dryer and boiler. The dining room, sitting room and cloakroom are accessed off the entrance hall.

## DINING ROOM

dual aspect with window to front aspect and window to rear aspect with door to garden. Pocket door to:

## KITCHEN

modern fitted kitchen with base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, ceramic hob with extractor above, fridge freezer and dishwasher with free standing microwave and pocket door to:

## SITTING ROOM

triple aspect with window to front aspect, window to side aspect, window to rear aspect with door to garden and door to entrance hall.

## CLOAKROOM

with WC and wash basin with mirror above and heated towel rail.

## STAIRS/FIRST FLOOR LANDING

with stairs rising to second floor, feature double height window to front aspect and further window to front aspect. Bedrooms 1 & 2 and the family bathroom are accessed off the first floor landing.

## BEDROOM 1

with built in wardrobes, window to side aspect and door to:

## EN SUITE SHOWER ROOM

with shower cubicle, WC, wash basin with window to rear aspect above, heated towel rail and built in cupboard.

## BEDROOM 2

with built in wardrobe and window to front aspect.

## FAMILY BATHROOM

with shower over bath, WC with window to rear aspect above, wash basin with mirror above and heated towel rail.

## STAIRS/SECOND FLOOR LANDING

galleried landing with 4 sets of built in double cupboards. Bedrooms 3 & 4

and bathroom are accessed off the second floor landing.

## BEDROOM 3

with vaulted ceiling, built in cupboard, feature gable end window to side aspect and Velux skylight to front aspect.

## BEDROOM 4

'L' shaped reduced to 8'1" (2.46m) and 7'2" (2.18m) respectively. With Velux skylight to front aspect.

## BATHROOM

with shower over bath, WC and wash basin with Velux skylight to front aspect above and heated towel rail.

## GARDEN

enclosed rear garden principally laid to lawn with patio and store.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

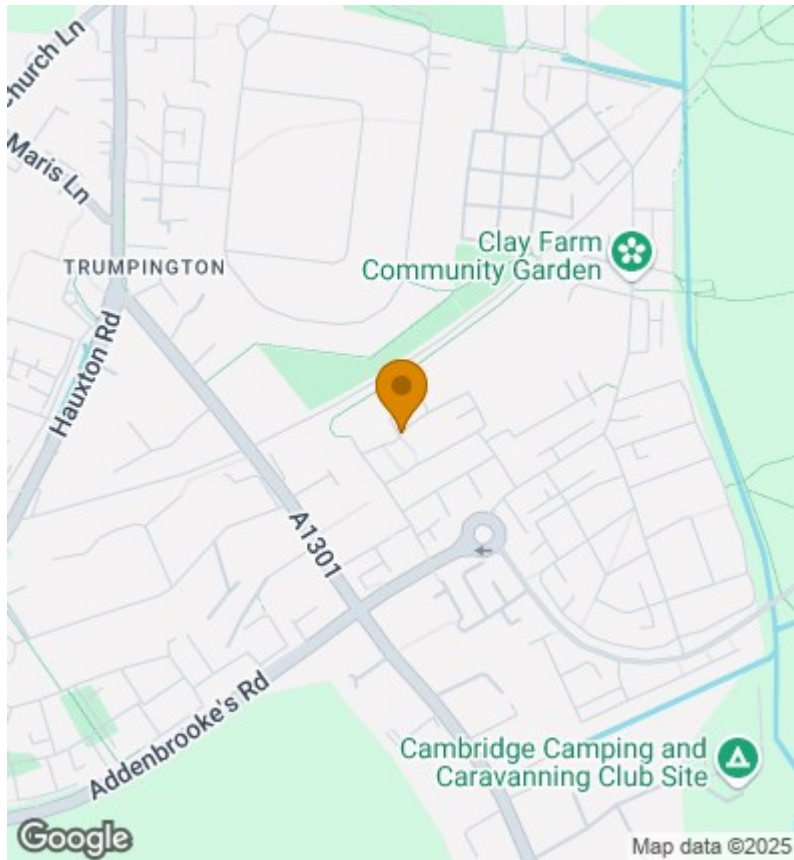
Holding Deposit - £710

Deposit - £3553









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>79</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>G</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 169.9 sq. metres (1828.5 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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.