



Austin Drive, Trumpington, Cambridge, CB2 9BB

**CHEFFINS**



## Austin Drive

Trumpington, Cambridge,  
CB2 9BB

A ground floor apartment offering generous open plan living. The accommodation comprises entrance hall with large store cupboard, open plan living room with fitted kitchen, double bedroom and bathroom. Further benefits include a private rear terrace, allocated parking space and bike store. We regret no pets. Unfurnished. Available now. EPC Rating: C. Council Tax Band: B.

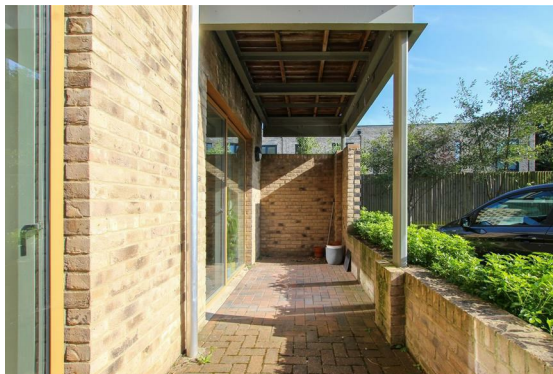
### LOCATION

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.



**£1,375 PCM**





## ENTRANCE

With wooden front leading to:

## ENTRANCE HALL

With wood flooring, large storage cupboard and radiator.

## LIVING/DINING ROOM

With tall glass window to the side aspect, patio door and large picture window to private terrace, wood flooring, radiator. Opening to:

## KITCHEN

With slimline picture window to front aspect, fitted with an attractive range of contemporary base and wall mounted storage cupboards and drawers, ample fitted working surfaces with inset single sink unit, mixer tap and drainer, the well equipped kitchen has Smeg appliances including electric fan oven, combination microwave oven and 4 ring hob with glazed splashback and extractor hood, fitted and concealed Smeg dishwasher, automatic washing/drying machine and fridge, ceramic tiled flooring and radiator.

## MASTER BEDROOM

With tall picture window and door leading to rear terrace, fitted wardrobe with rail and shelving and radiator.

## BATHROOM

With frosted window to the front aspect, suite comprising dual flush W.C., panelled bath with shower above, vanity wash hand basin, ceramic tiled flooring and heated towel rail.

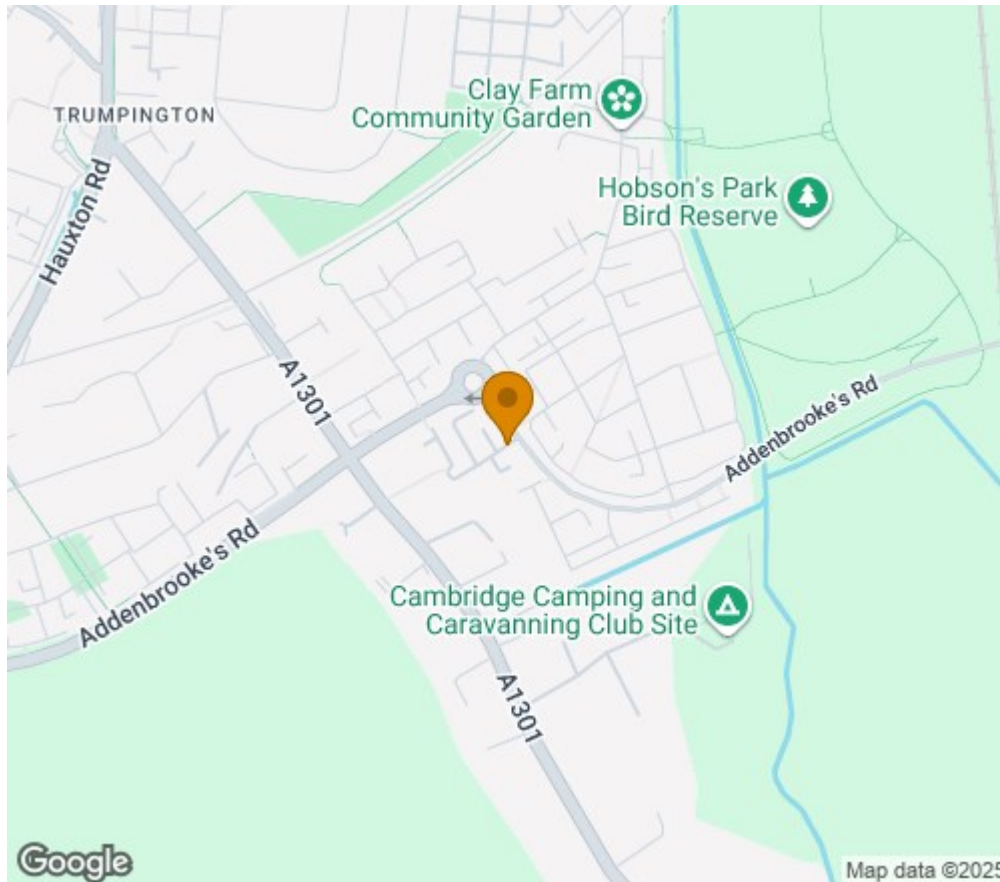
## OUTSIDE

The property benefits from allocated off-road parking, and there is a communal bicycle and bin stores.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy  
Holding Deposit - £317  
Deposit - £1586



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92 plus <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

#### Agents note:

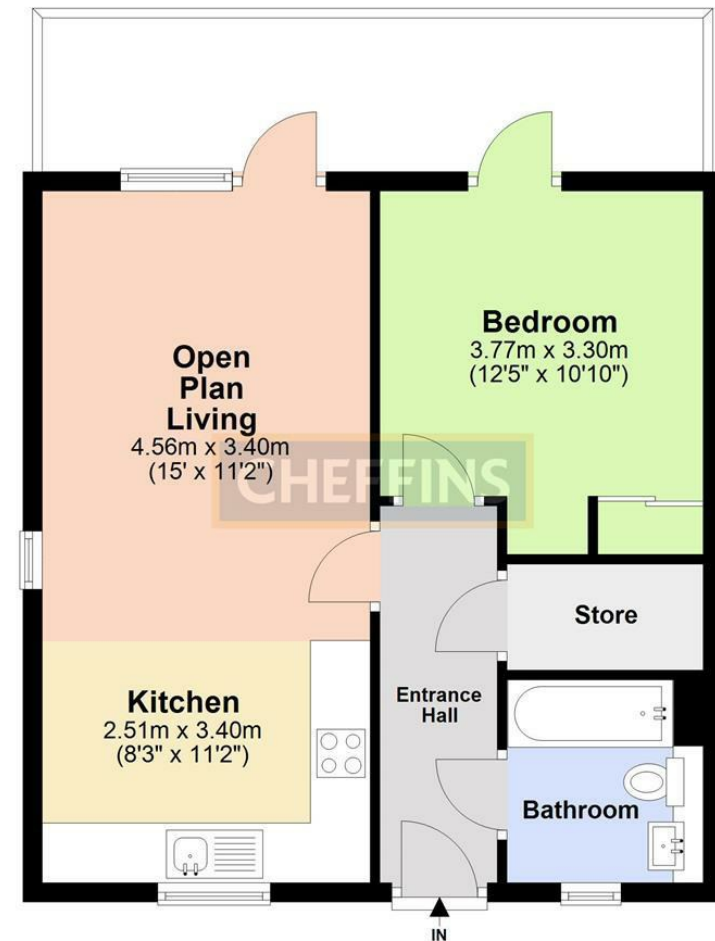
For more information on this property please refer to the Material Information Brochure on our website.

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.

## Ground Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 49.0 sq. metres (526.9 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.



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