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12 Willers Lane, Trumpington, CB2 9DH

A modern end terrace 3 bedroom town house located with the desirable Aura development off Long Road most convenient for Addenbrooke's, the city centre and access to major routes. The accommodation 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. EPC: B. Furnished. Available early August.

£2,100 pcm

- 3 Bedrooms
- Open Plan Living Room
- Fitted Kitchen
- 2 Bathrooms (1 En-suite)
- Enclosed Rear Garden
- Carport & Bicycle Store
- Furnished
- Available Early August



ACCOMMODATION with approximate room sizes.

ENTRANCE HALL
with 2 storage cupboards

UTILITY ROOM
10' 3" x 6' 4" (3.12m x 1.93m) with base units, sink, washing machine and door to rear garden

STAIRS AND LANDING

OPEN PLAN KITCHEN/DINING/LIVING ROOM

KITCHEN
10' 9" x 9' 11" (3.28m x 3.02m) contemporary fitted kitchen featuring gloss white handleless units, composite stone worktop, 5 ring hob, integrated extractor and integrated appliances including oven, combination microwave, dishwasher and fridge freezer. Window to rear aspect

DINING/LIVING AREA
24' 4" x 18' 6" (7.42m x 5.64m) max 'L' shaped with 3 full height windows to front aspect





WC

with toilet, hand wash basin and heated towel rail

STAIRS AND LANDING

MASTER BEDROOM

15' 9" x 10' 11" (4.8m x 3.33m) with built in wardrobes, en-suite shower room and window to front aspect

EN-SUITE SHOWER ROOM

with shower, toilet, wash basin and heated towel rail

BEDROOM 2

12' 8" x 10' 11" (3.86m x 3.33m) with window to rear aspect

BEDROOM 3

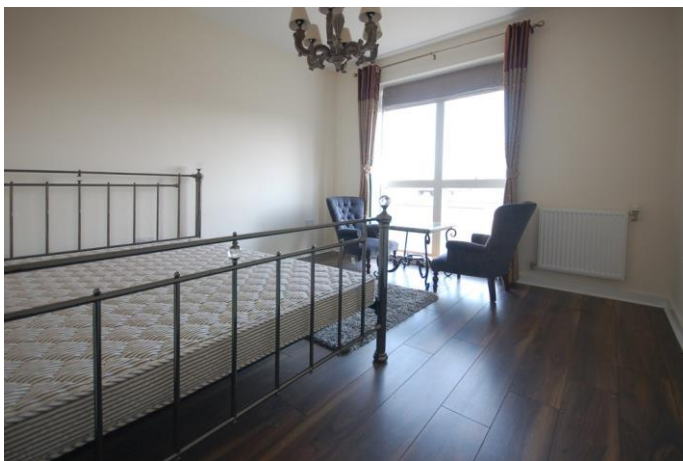
11' 5" x 7' 3" (3.48m x 2.21m) with window to front aspect

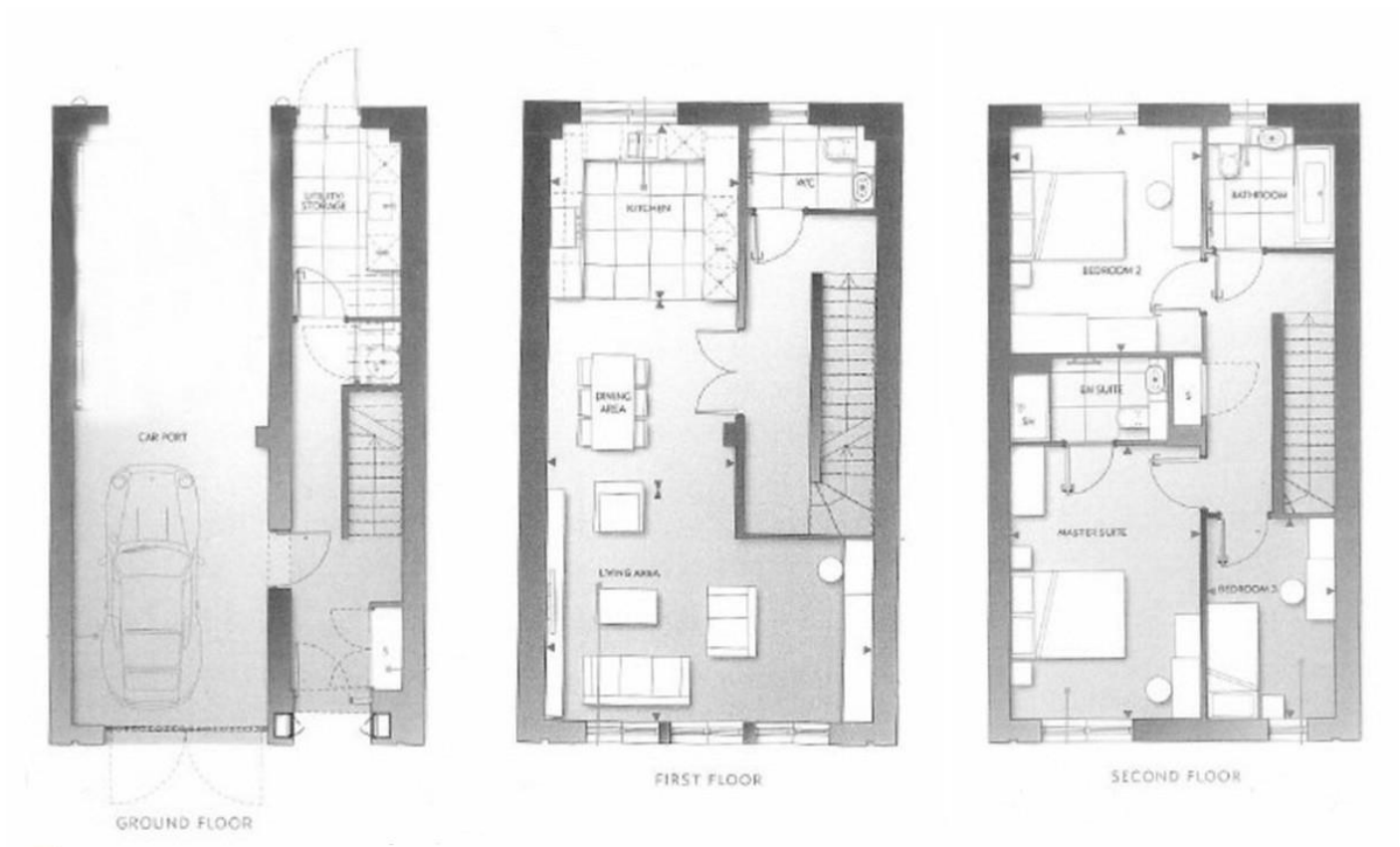
BATHROOM

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

OUTSIDE

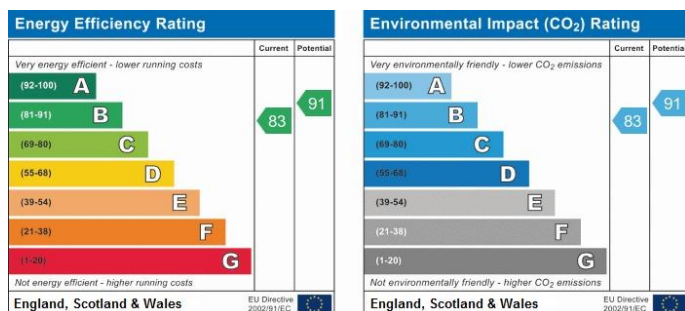
enclosed rear garden, carport and secure bicycle store.





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: F