



**Connells**

Trinity Way  
Papworth Everard

Trinity Way,  
Papworth Everard, CB23 3AR

For Sale Guide Price  
**£250,000 - £260,000**



Available with no onward chain, this detached coach house with its own garden is set in a secluded location. Providing a Juliet Balcony to the light living space, fitted kitchen with integrated appliances, two double bedrooms and a single garage with power and light.

### Entrance Hall

Door to front, door to garage, radiator.

### Lounge

17' 7" Max x 15' 9" Max ( 5.36m Max x 4.80m Max )

Window and Juliet balcony to front, two sky light windows to rear, television point, telephone point, stairs to front door, storage cupboard, two radiators.

### Kitchen

12' 3" x 6' 2" Max ( 3.73m x 1.88m Max )

Two sky light windows to rear, fitted kitchen with a range of wall and base units, work surface and splash back, stainless steel sink and drainer, stainless steel splash back behind four burner gas hob, electric oven, stainless steel cooker hood, integrated fridge/freezer, dishwasher and washing machine, central heating boiler housed in cupboard, under counter lighting, tiled floor, radiator.



## Bedroom One

11' 1" Max x 10' 3" Max ( 3.38m Max x 3.12m Max )

Window to front, television point, fitted triple wardrobe, radiator.

## Bedroom Two

10' 7" Max x 8' 3" Max ( 3.23m Max x 2.51m Max )

Window to front, radiator.

## Bathroom

Sky light window to rear, bath with mixer taps, shower over and glass screen, wash hand basin, WC, part tiled, shaver point, extractor fan, radiator.

## Rear Garden

Fence enclosed, patio area, laid to lawn, gated access.

## Garage And Parking

Single garage with up and over door, power and light, cupboard under stairs, allocated parking to front for three cars.

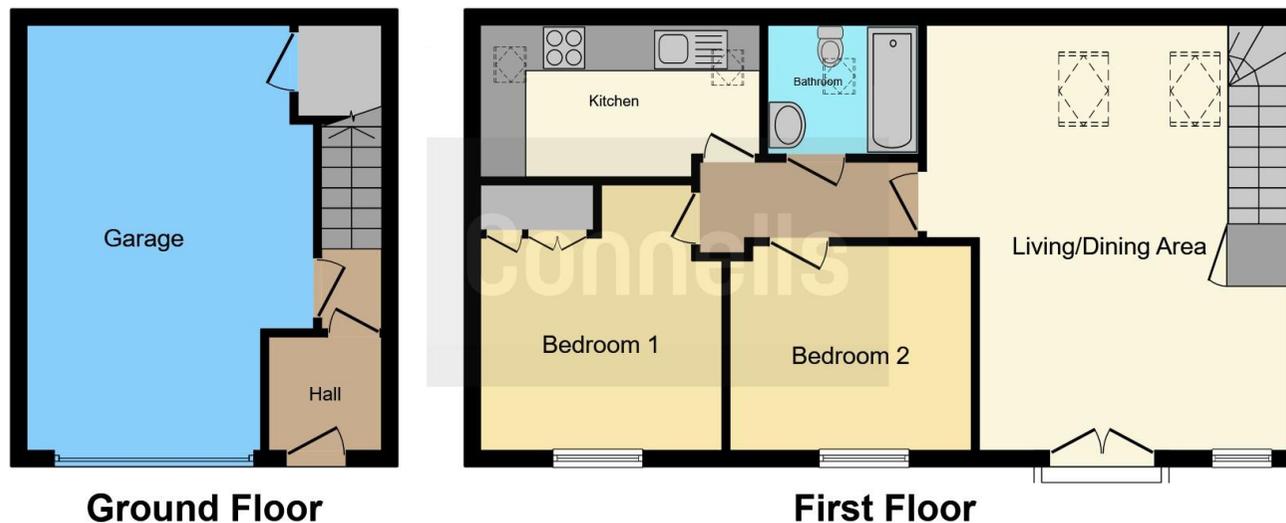
## Agent Notes

Please ask regarding management charge.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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