



Foster Road, Trumpington, Cambridge
CB2 9JN

Pocock+Shaw

111 Foster Road
Trumpington
Cambridge
Cambridgeshire
CB2 9JN

A good sized three bedroom semi detached family home situated on this popular development, offering easy access to a wide range of local amenities and easy access to the centre of Cambridge and Addenbrooke's Biomedical Campus

- Three bedroom semi detached
- Popular residential location
- Parking and a large garden
- Double glazing and gas heating
- Outside storage room

Offers Around £485,000



The property benefits from a good sized rear garden and a garage along with a full gas central heating system and easy access to Cambridge city centre, Addenbrooke's Biomedical Campus (and station nearing completion) along with a wide range of local amenities.

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided Busway. All usual facilities are close by including excellent shopping, with Waitrose a short walk away. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Entrance hallway Door to front, stairs to first floor, understairs storage cupboard, glazed door to

Living Dining room 23'4" x 12'2" (7.11 m x 3.71 m) Impressive double length room with double glazed windows to both front and rear, open fireplace with wooden mantle and surround, archway to kitchen.

Kitchen 10'6" x 9'4" (3.19 m x 2.84 m) range of fitted wall and base units, work tops with inset sink and mixer tap, four ring gas hob, stainless steel hood, electric oven, built in fridge, plumbing for washing machine, double glazed window to rear, double glazed door to side, tiled splashbacks.

First Floor

Landing with double glazed window to side, cupboard containing Gloworm central heating boiler, loft access.

Bedroom 1 12'1" x 10'8" (3.69 m x 3.24 m) with double glazed windows to the front, radiator, range of built in storage.

Bedroom 2 9'5" x 11'1" (2.88 m x 3.39 m) with double glazed windows to the rear, range of built in storage, radiator.

Bedroom 3 8'10" x 8'2" (2.70 m x 2.48 m) with double glazed window to the front, built in cupboard, radiator.

Bathroom fully tiled, pedestal wash handbasin, panelled bath with shower over, low level wc, two double glazed windows to the rear, radiator.

Outside Gravelled parking for 2 -3 cars, gated side access, pathway to front door.

The rear garden extends to approximately 23 metres, commencing with a paved patio area, predominantly laid to lawn enclosed with panel fencing. Outside WC with high flush. Storage shed and further large storage room with power and light and window to side.

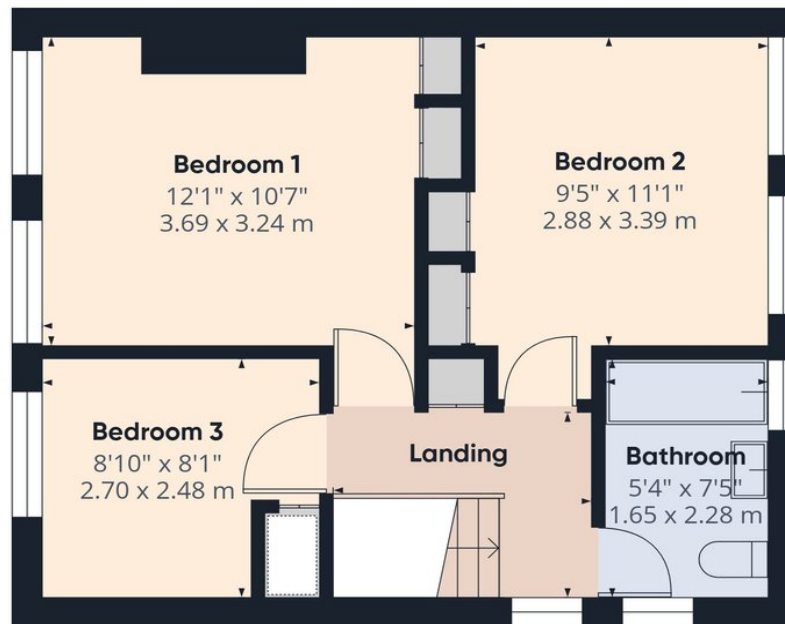
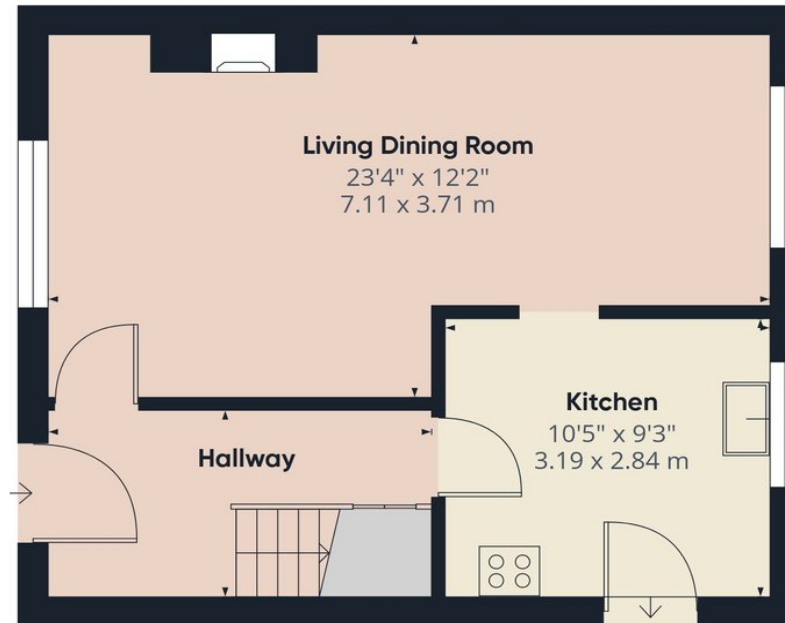
Services All mains services.

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

822 ft²

76.3 m²

EPC awaited

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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