



7 Cranleigh Close
Trumpington, CB2 9NP

Guide price £400,000



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- Semi-detached bungalow
- No onward chain
- South-east facing garden
- Cul-de-sac location

A conveniently located bungalow with a garage & driveway, situated in a friendly cul-de-sac close to Addenbrooke's & Cambridge South Station, available with the advantage of no chain.

This semi-detached bungalow enjoys a pleasant position in this established neighbourhood, conveniently located just off Shelford Road. The property was built in 1968 & is in generally good order, though would benefit from some sympathetic updating.

The accommodation briefly comprises a living/dining room with views over the front garden & cul-de-sac. The kitchen has been fitted with a matching range of units & has various integrated/freestanding appliances, all of which are included within the sale.

There are 2 bedrooms, the principal bedroom with built-in cupboards & a door to a double glazed conservatory with southerly aspects & sliding doors onto the rear garden. The shower room has a walk-in shower, wash hand basin & a low-level W.C.

Outside there is a large driveway &



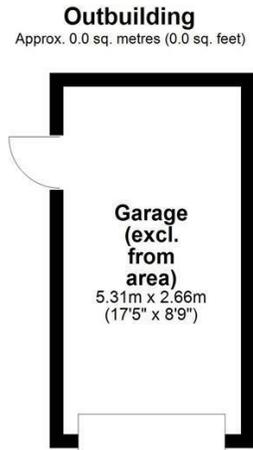
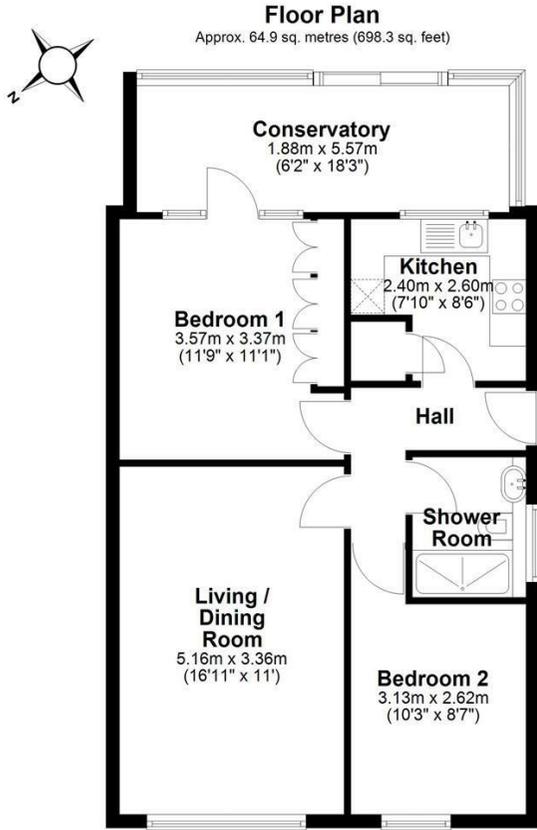


a front garden, mainly shingled for ease of maintenance. A single garage has an up-and-over door, coupled with a personal door to the private rear garden, offering a superb degree of privacy, with mature hedging, shrubbery and various paved seating areas.

Trumpington is well located for access into the Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic & Cambridge South is due to open in June 2026.

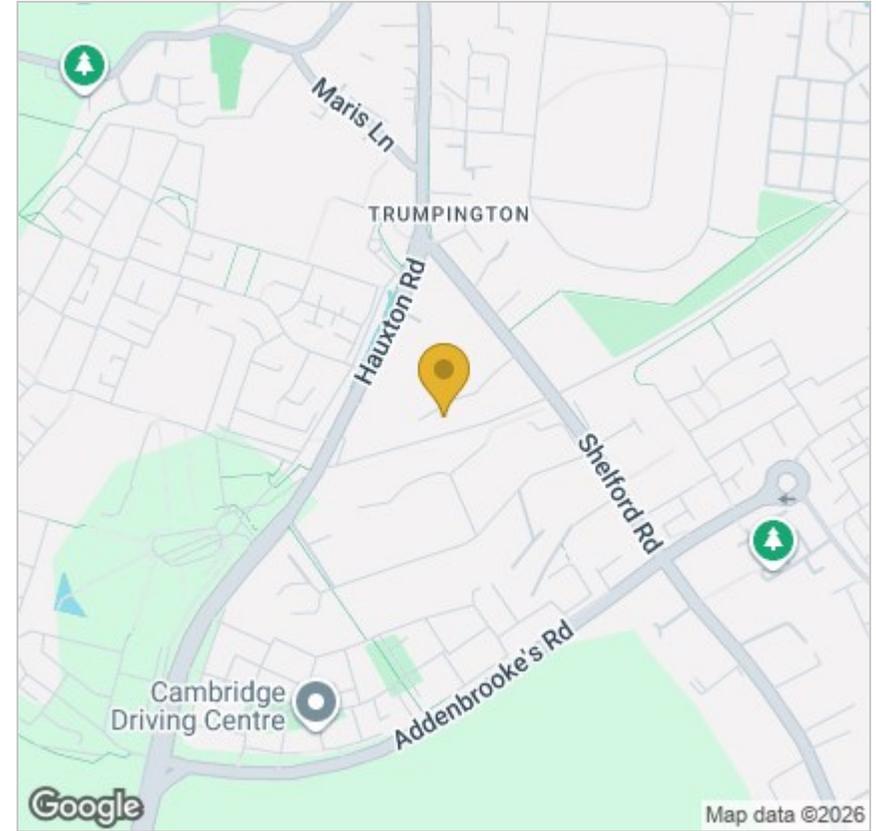
The area has 3 primary schools & a secondary school with excellent sporting facilities. Many of the city's finest private schools are within easy reach. There are a various eateries, pubs, shops, a post office, barber, Doctors, & a Waitrose superstore.



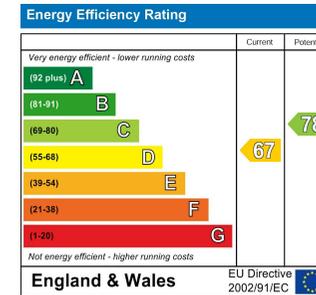


Total area: approx. 64.9 sq. metres (698.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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