



Lapwing Avenue | Trumpington | Cambridge | CB2 9AN

£2,100

COOKE
CURTIS
& CO

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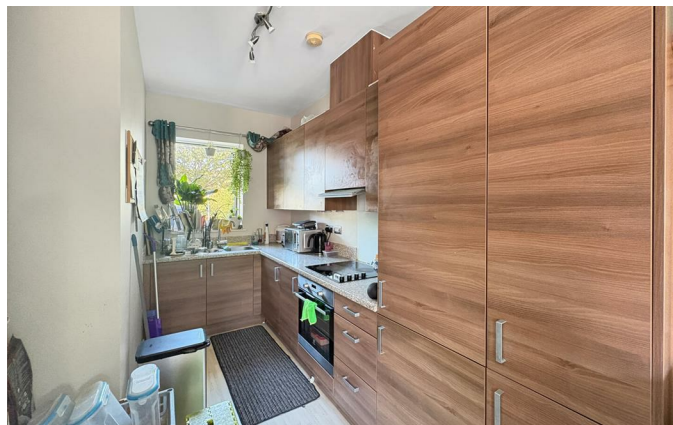
£2,100

A modern two-bedroom home offering well-arranged accommodation over two floors, with a private rear garden, useful external storage and a bright, contemporary feel throughout.

- 85 sqm / 914 sqft
- Council tax band - C
- Gas central heating
- Unfurnished
- 2 bed, 2 bath, 1 recep
- EPC - C / 70
- Driveway Parking
- Available October 2026

Entering the property, the hallway provides access to the ground-floor accommodation, with a convenient WC and a separate cupboard housing the washing machine. The kitchen is positioned to the front of the property and is fitted with a good range of units and worktop space, together with an integrated fridge/freezer and integrated oven and hob.

To the rear is the spacious sitting/dining room, providing plenty of room for separate living and dining areas. Large glazed doors and windows bring in plenty of natural light and open directly onto the rear patio and garden, creating an easy connection between the indoor and outdoor spaces.





Upstairs, there are two well-proportioned bedrooms. The principal bedroom is a generous double with built-in storage, while the second bedroom also provides excellent space and could comfortably accommodate a double bed alongside additional furniture or a home-working area.

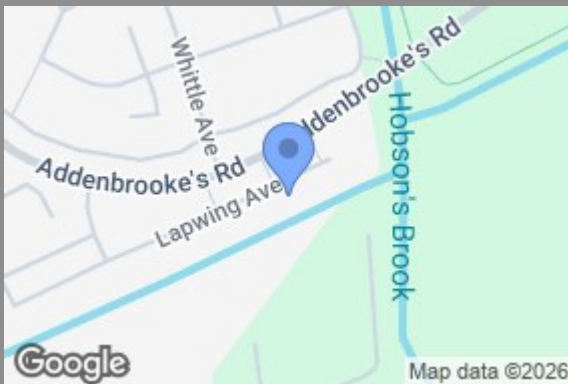
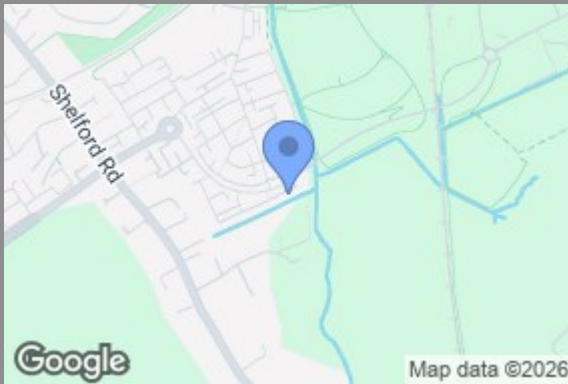
The first floor is completed by a modern bathroom, fitted with a bath and shower over, wash basin and WC.

Outside, the property benefits from an enclosed private rear garden, predominantly laid to lawn with a paved patio immediately outside the sitting room. A garden shed provides useful additional storage, and the garden can also be accessed independently from the rear of the property. Further dedicated bike and bin storage is provided to the front.

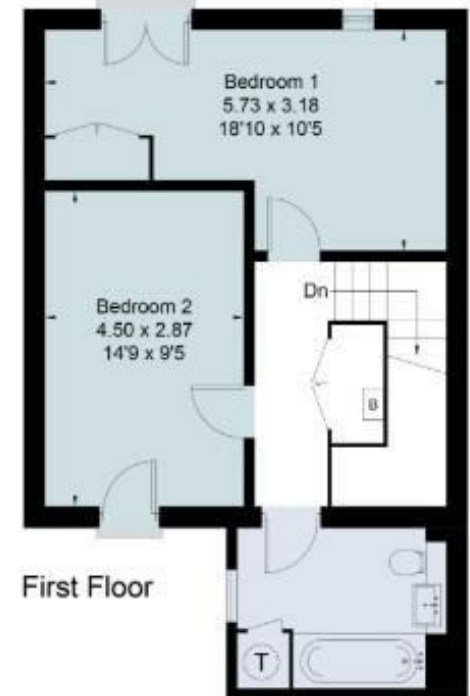
Available 15th October 2026.

A practical and well-designed modern home, offering approximately 915 sq ft of accommodation with two good-sized bedrooms, generous living space and the added benefit of a private garden.

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. Cambridge south train station is only a 5-10 minuet walk away from this property. The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym. A number of Private Schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.



Approximate Floor Area = 85 sq m / 915 sq ft (Excluding Stores)



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Council Tax Band C EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	
(91-111) B	
(69-90) C	70 70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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