



62 Alpha Terrace
Trumpington, CB2 9HT

Guide price £450,000



62 Alpha Terrace

Trumpington, CB2 9HT

- Double glazed sash windows added 2023
- Large south-facing garden
- Cambridge South Station (0.7 miles)
- Scope to extend (STPP)

An Edwardian home of 779 sqft / 72 sqm with a generous south-facing garden, enjoying a quiet near central city location in this friendly community located just off Trumpington's High Street.

This 2-bedroom mid-terraced cottage dates from 1908 & enjoys a peaceful position in the heart of Trumpington, just 2 miles south of the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

The accommodation briefly comprises an entrance porch with space for coats & footwear. The living / dining room benefits from a dual aspect & is finished with original wood flooring. There is a feature electric stove included within the sale & a useful understairs storage cupboard. The kitchen has been fitted with a basic range of units & houses a combi-boiler. A side door leads to the rear garden.

Upstairs are 2 double bedrooms & a generous bathroom, complemented by attractive tiling. The landing provides access to a partially boarded loft which offers scope to extend, subject to the necessary consents.





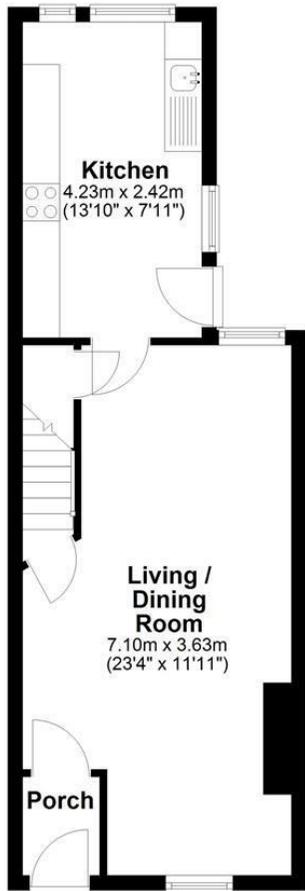
Outside there is on street parking. The south-facing rear garden backs onto Monkswell & is principally laid to lawn. There is a useful storage shed & a number of established shrubs & trees, the whole is enclosed by fencing.

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.

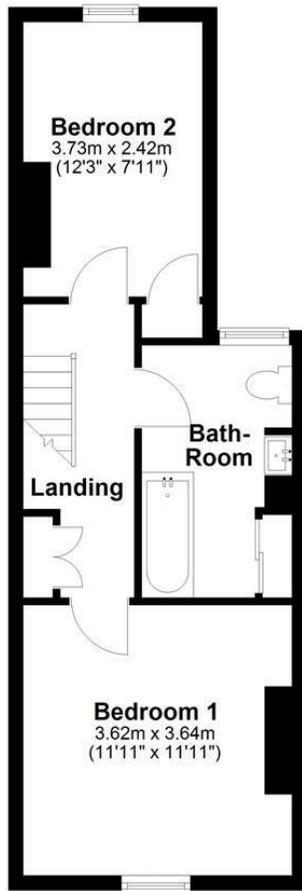
The area has 3 primary schools & a secondary school with excellent sporting facilities. Many of the city's finest private schools are within easy reach. There are a various eateries, pubs, shops, a post office, barber, Doctors, & a Waitrose superstore.



Ground Floor
Approx. 36.2 sq. metres (390.2 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.9 sq. feet)

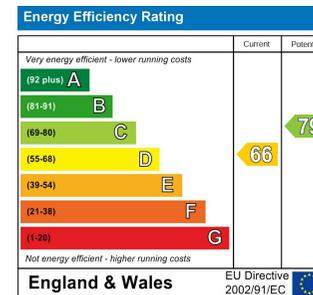


Total area: approx. 72.4 sq. metres (779.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.