



22 Clay Farm Drive, Trumpington, Cambridge, CB2 9BY

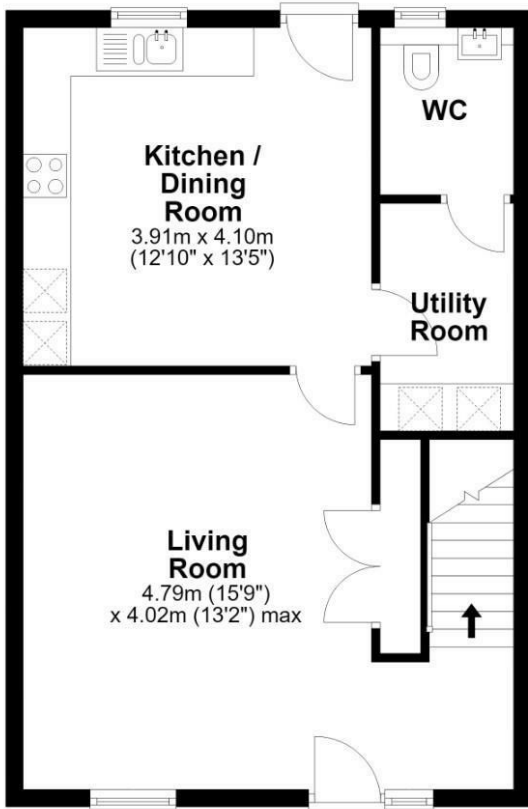
A stylish and well-proportioned three-bedroom contemporary home, offering approximately 1,076 sqft of accommodation within the award-winning Aura development in Trumpington, available with no onward chain.

- Contemporary terraced property within award-winning Aura development
- Excellent access to Addenbrooke's Hospital, Cambridge Biomedical Campus and Cambridge South station
- 3 bedrooms, 1 bathroom, ground-floor WC
- 1076.5 sqft / 100 sqm
- Kitchen/diner, utility room
- Plot size - approx 0.04 acres
- Private driveway parking for two cars
- Solar PV panels and EPC - B / 85
- Bicycle storage
- No chain

£675,000

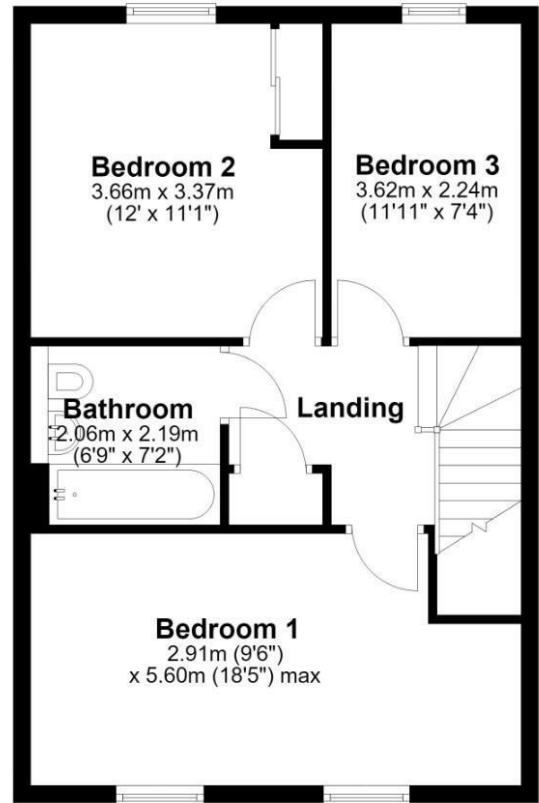
Ground Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	