



108 Paget Road, Trumpington, Cambridge, CB2 9JH
Guide Price £470,000 Freehold



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A SUBSTANTIAL RECENTLY RENOVATED THREE/FOUR-BEDROOM SEMI-DETACHED PROPERTY OFFERING VERSATILE LIVING ACCOMMODATION WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- 1950s semi-detached house
- 3/4 beds, 2 baths, 3 receipts
- Annexe
- Plot size - 0.09 acres
- EPC- C / 71
- 1144 sqft/ 106 sqm
- Gas-fired central heating to radiators
- Gravel driveway
- Council tax band - A
- No onward chain

An established property situated in the highly sought-after location, ideally positioned for Addenbrooke's, Biomedical Campus, M11, local schools, Fawcett Primary School, and the newly built Trumpington Community College and King George V playing field. The accommodation comprises, of the main dwelling and an annexe, which offers a potential rental income of circa £800 pcm.

In brief the property comprises of a porch, leading to a large reception hall offering ample space for storage, a living room with a gas fireplace, kitchen/dining room, fitted with a range of base and eye-level units, an integrated oven, gas hob with space for white goods, and French doors leading to the garden. There is a further boot room with side access to the garden, with space for additional white goods and a w/c.

The first-floor accommodation comprises of; two good-sized double bedrooms, both with built-in storage; a third single, and a wet room, fitted with a power shower. The annexe offers a range of uses from a home office to generating an income from letting it out. It is currently used as bedroom accommodation and is fitted with a ensuite shower and a kitchenette.

Outside, you have a large enclosed rear garden mostly laid to lawn with a patio area, two sheds, and gated side access. To the front there is a gravel drive offering off street parking for multiple vehicles.

Agent's Note

The property is of steel frame construction with brickwork cladding.

Location

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 readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. 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.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - A

Fixtures and Fittings

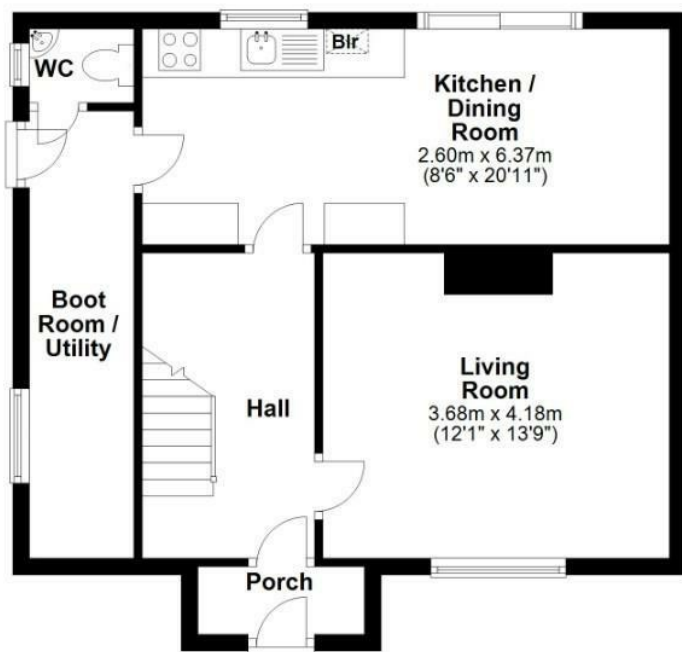
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



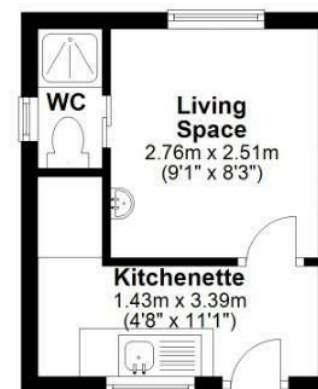
Ground Floor
Approx. 51.1 sq. metres (549.7 sq. feet)



First Floor
Approx. 40.7 sq. metres (437.9 sq. feet)



Outbuilding
Approx. 14.6 sq. metres (156.8 sq. feet)



Total area: approx. 106.3 sq. metres (1144.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	88 71
(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	
EU Directive 2002/91/EC	

