



Chaplen Street | Trumpington | Cambridge | CB2 9AT

£2,450 Per Month

COOKE
CURTIS
& CO

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A well-proportioned three-bedroom, detached home with gated parking, a rear garden and a loft room. Ideally situated for access to the Addenbrookes Campus, M11 or Cambridge City Centre.

- 134 sqm / 1450 sqft
- Council tax band - E
- Gas central heating
- Garage
- 3 bed, 2.5 bath, 1 recep
- EPC - B / 88
- Off road parking
- Available August 2026

This is a spacious property, located in the sought after area of Trumpington, located near to the M11, park and ride, as well as Addenbrookes Hospital. The property occupies a pleasant corner plot.

On the ground floor is the entrance hall, with a WC and utility cupboard, with space and plumbing for a washing machine. The kitchen / dining / living area is open plan and incredibly bright because of windows at the front, side and back of the property. In the kitchen, an electric hob, oven, fridge / freezer and dishwasher are provided. The living area opens onto a pleasant, low maintenance garden.





There is a driveway at the side of the house with an electric gate and space for two cars. At the end of the driveway is a storage shed for bicycles and garden equipment.

Upstairs there is three double bedrooms and a family bathroom. The bedrooms are all nicely decorated and have dual aspect windows. The master bedroom is on the top floor and has an ensuite shower room and built in wardrobes. Across the landing from the master is a spacious loft room, it would be ideal as a dressing room, office or storage space.

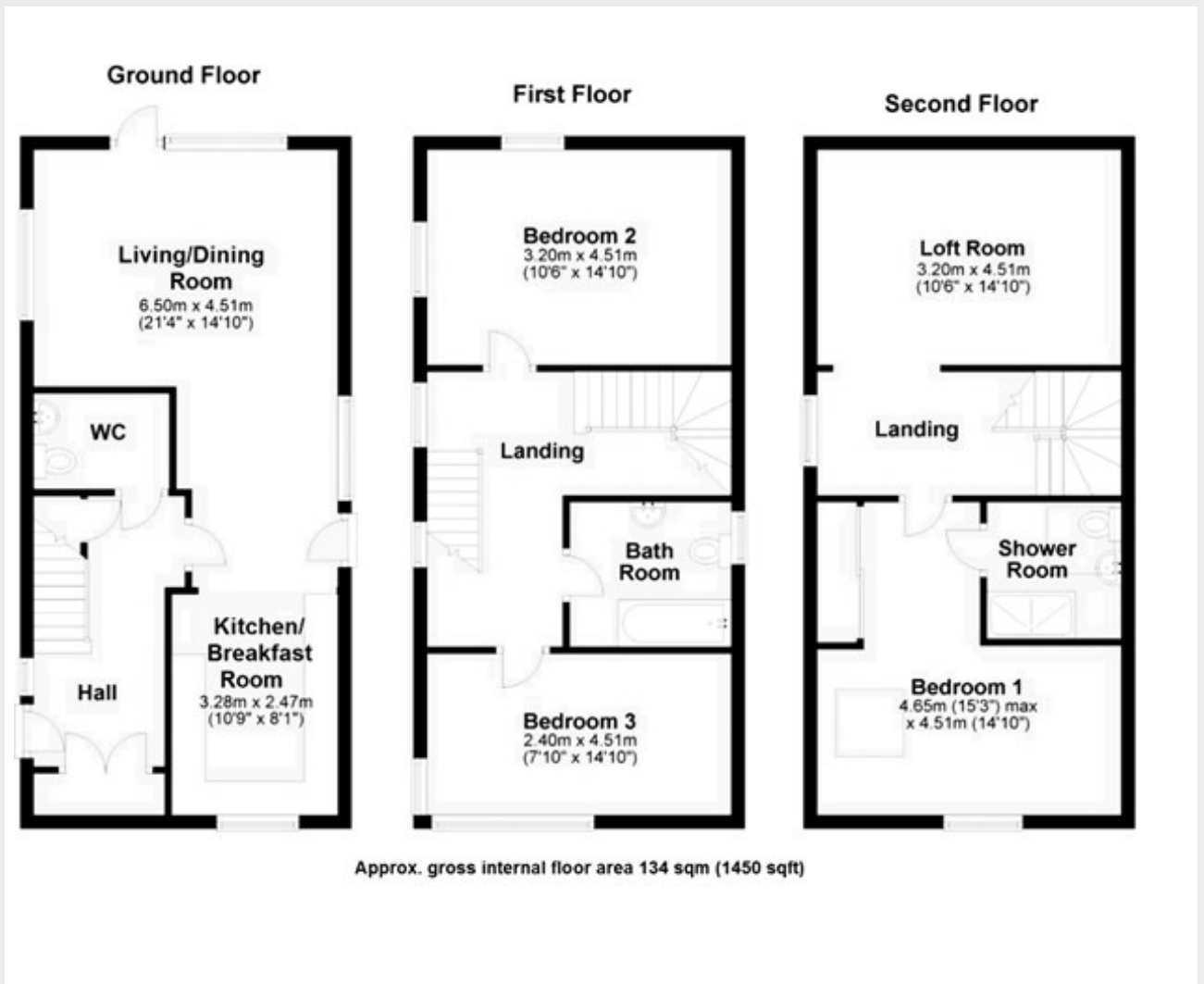
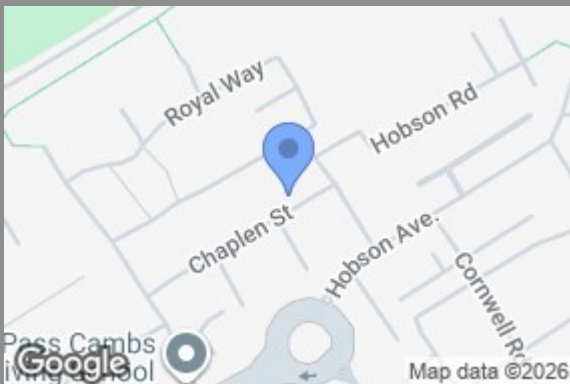
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Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several 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.

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.



Council Tax Band **E** EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		88	88
(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	

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