

Monkswell | Trumpington | Cambridge | CB2 9JU

£1,675 PCM

COOKE CURTIS & CO

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This well presented 3 bedroom, fully furnished, staggered terraced house enjoys a south-facing plot in a quiet cul-de-sac, a few minutes walk from Trumpington's High Street.

- 91 sqm / 981 sqft
- EPC C / 74
- Gas central heating
- Furnished
- 3 bed, 1 recep, 1.5 bath
- Council tax band - C
- Driveway parking
- Available January 2027

Monkswell is very nicely tucked-away in a quiet, yet central village location near the local primary school. It is ideally situated, close enough to the city to be convenient but far enough out to be peaceful.

An entrance porch leads through to a utility room, which has been fitted with a range of units and has space/plumbing for appliances, tumble dryer and washing machine included. The main hall has stairs to first floor and provides access to a cloakroom w.c. The kitchen has been fitted with a range of base and eye level units; integrated appliances include a microwave, double oven and electric hob with extractor over.

The living/dining room is particularly spacious and benefits from

















a dual aspect and French doors leading to the rear garden.

Upstairs are 3 good sized bedrooms. Bedrooms 1 and 2 include built-in sliding mirrored wardrobes. The bathroom has been fitted with a white suite including a separate shower and bath, complemented by tiled walls. The landing provides access to a fully insulated loft.

Outside, the front of the property has a low-maintenance garden and is stocked with partial shrub borders. The rear garden is laid to lawn, has a brick store and bike store. The garden also has a private drive but there is plenty of street parking available on Monkswell.

Available 30 January 2027.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity and gas is currently supplied by: British Gas
Ofcom suggests the maximum broadband speed is: 1000mbps.
Gov.uk suggests the property has not flooded in the last 5 years.

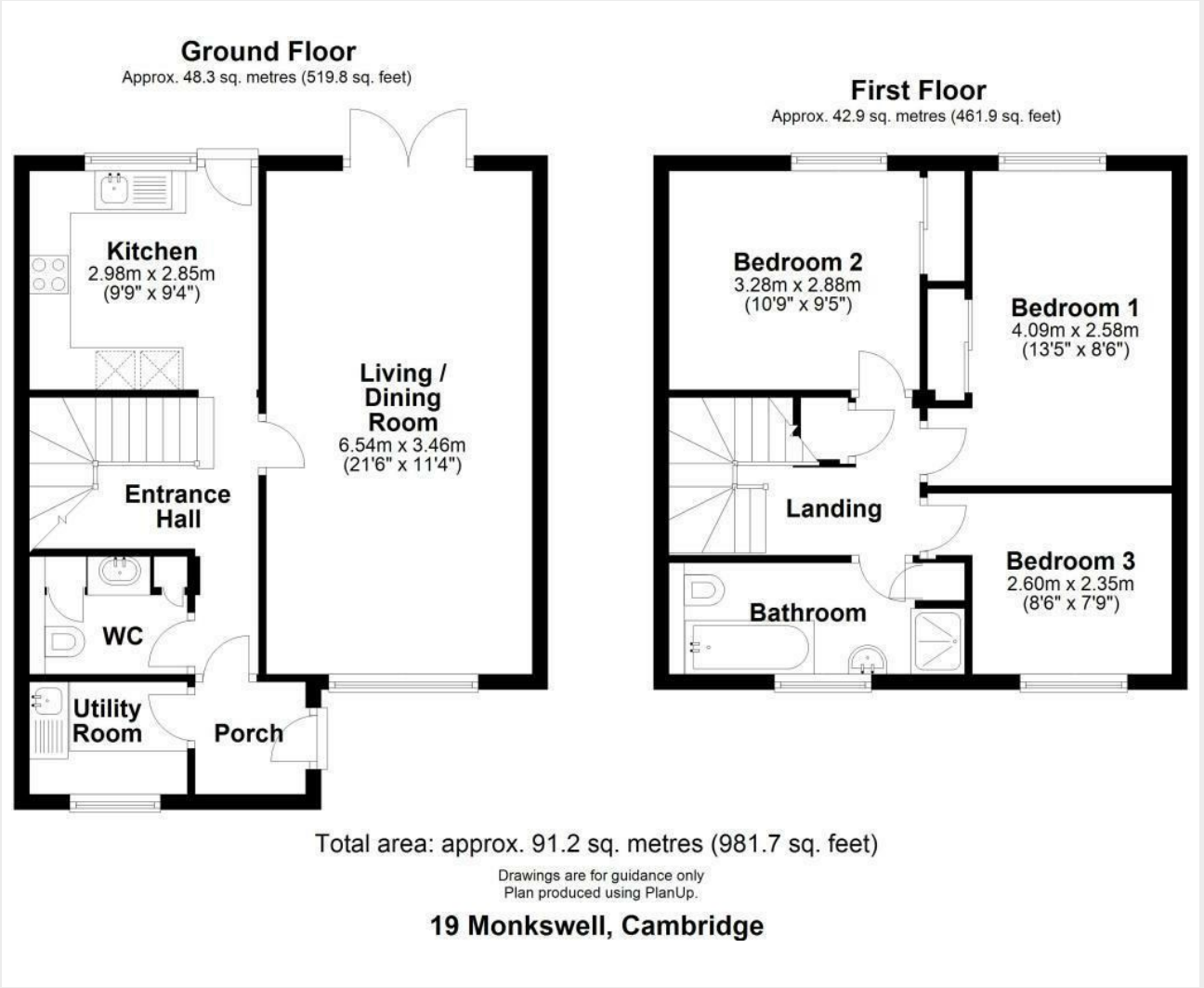
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built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

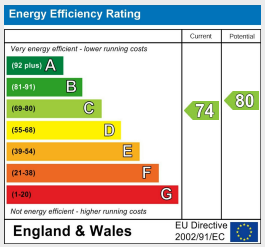








Council Tax Band **C** EPC Rating **C**



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