



North Cottages, Trumpington Road, Cambridge  
CB2 8EZ

Pocock + Shaw

17 North Cottages  
Trumpington Road  
Cambridge  
Cambridgeshire  
CB2 8EZ

A charming Victorian end terraced cottage retaining a wealth of period features and a large garden, situated in this small privately owned traffic-free mews and well located for access to Addenbrookes, Trumpington and Cambridge City centre.

- 2 bedroom Victorian end terrace cottage
- No Onward Chain
- Parking space
- Numerous period features
- Large garden with rear access
- Refitted first floor bathroom
- Attractive kitchen
- Gas central heating
- Open plan sitting/dining room
- Quiet location

Guide Price £450,000



This stunning end terraced house has been sympathetically updated throughout, whilst retaining a number of features with cast iron fireplaces, sash windows and introducing a stylish recently installed bathroom and fitted kitchen. To the rear is a superb 68ft garden with pedestrian and cycle access and an allocated parking space on the opposite side of the lane. The property, which is offered with no chain, has easy access to Addenbrookes Campus, Cambridge City Centre and the M11. There are a wide of range of facilities in Trumpington itself. The property is approx. 10 minutes by bike to Cambridge Railway station, and with frequent buses to the city centre.

**Living room** Impressive double length room with double glazed windows to both front and rear, timber hall door to front, wood effect flooring, matching pair of attractive Victorian fireplaces, understairs storage cupboard, stairs to first floor, dado rail, pine panelled door to kitchen.

**Kitchen** With stylish range of refitted wall and base units, working surfaces with inset four ring gas hob with electric oven under, cooker hood over, microwave and fridge/freezer, single drainer sink unit with multi directional mixer tap and water softener, wall mounted Vaillant central heating boiler, mosaic tiled splashbacks, plumbing for washing machine, double glazed window to side and rear, double glazed door to side.

### First Floor

**Landing** With loft hatch to roof space, pine panelled door to bedroom 1.

**Bedroom 1** With double glazed sash window to the front, cast iron fireplace, radiator.

**Bedroom 2** With double glazed window to the rear, coloured glass leaded light window to the side, radiator.

**Bathroom** With fully tiled and fitted with a contemporary suite comprising low level WC, pedestal wash handbasin with mixer tap, panelled bath with fitted screen, wall mounted shower and controls, chrome heated towel rail.

**Outside** A large rear garden extends to 68ft and commences with an extensive paved patio area featuring raised flower and shrub beds, outside tap and gated pedestrian side access. The garden is enclosed with panelled fencing and is mainly laid to lawn. There is a large timber cabin at the end of the garden. The property benefits from an allocated parking space.

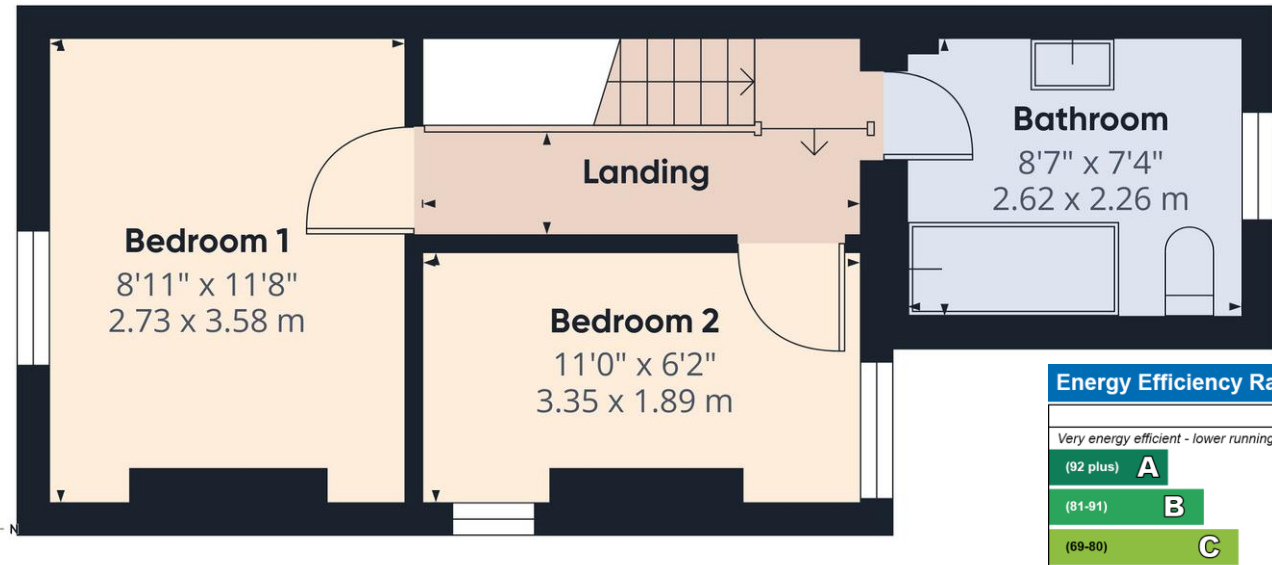
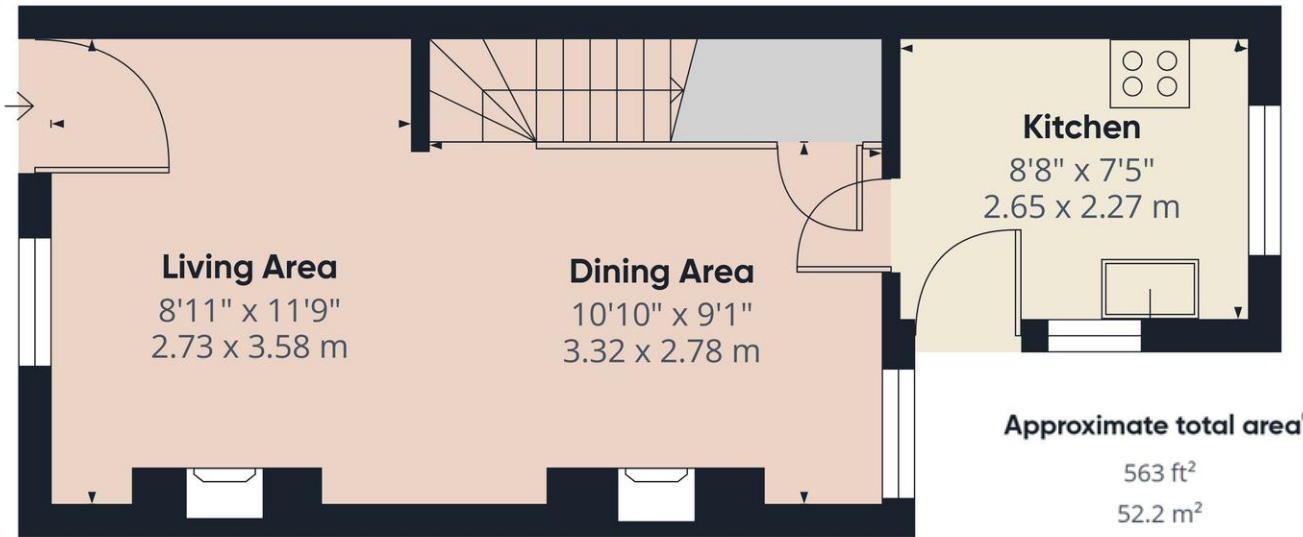
**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Agent's Note: Garden photographs taken prior to current tenancy (May 2025)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested