



Byron Square, Trumpington
CB2 9JL

Pocock + Shaw

36 Byron Square
Trumpington
Cambridge
Cambridgeshire
CB2 9JL

A wonderful opportunity to purchase a well proportioned three bedroom family home situated on King George V Playing Field, close to the centre of Trumpington. The property benefits from a large garden, no onward chain and offers easy access to the city centre and a wide variety of local amenities

- Good sized three bed house
- No onward chain
- Family owned since 1948
- Potential to extend (stp)
- Off street parking and large garden
- Superb views over the playing field
- Double glazed and gas central heating

Offers Around £425,000



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 close-by including excellent shopping, with Waitrose a short walk away. 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.

Ground Floor

Entrance hall with double glazed door to front, stairs to first floor, understairs storage cupboard, radiator.

Sitting room with double glazed window to front, radiator, picture rail, gas fire.

Dining room with double glazed window to rear, radiator, picture rail, door to kitchen.

Kitchen with range of fitted wall and base units, work tops with inset gas hob, electric oven and cooker hood, plumbing for washing machine, space for fridge/freezer, double glazed window to rear, double glazed door to rear, tiled splashbacks, single drainer sink unit and mixer tap, radiator.

First Floor

Landing with airing cupboard, loft access.

Bedroom 1 with double glazed window to rear, two built in cupboards, picture rail and radiator.

Bedroom 2 with two built in cupboards, tiled fireplace, two double glazed windows to the front with views over the park, radiator, picture rail.

Bedroom 3 with double glazed window overlooking the park, radiator, overstairs storage cupboard.

Bathroom with pedestal wash basin with mixer tap, panelled bath with mixer tap, wall mounted shower and controls, fully tiled, double glazed window to rear, radiator.

Separate WC with double glazed window to rear, low level WC, fully tiled, radiator.

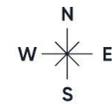
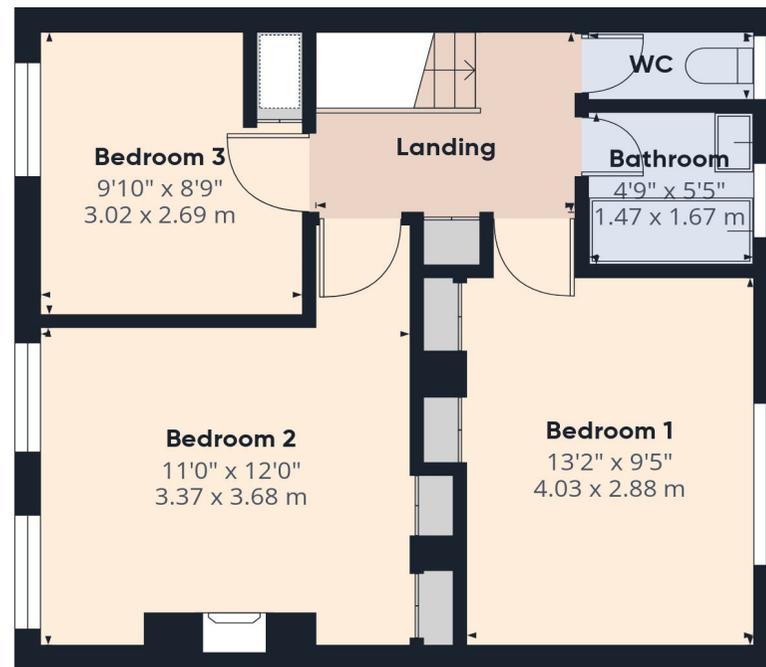
Outside with off street parking enclosed with picket fencing. The rear garden extends to approximately 76ft, predominantly laid to lawn and enclosed by timber fencing. There is a gated side access, coal shed and WC and an outhouse measuring 7'11 x 5'9 with a window to the rear.

Tenure The property is Freehold

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

860 ft²
80 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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