GRAY TOYNBEE

32 Ploughman Way

Cambridge, CB2 9GE

Guide price £425,000

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Cambridge, CB2 9GE

- Modern two bedroom home
- Parking for two cars
- Ideal for first time buyers
- Excellent transport links
- Close to Cambridge South Station
- West-facing garden

A bright and modern two-bedroom home, ideally situated in the popular Trumpington area, offering modern accommodation, solar panels, parking for two cars and a west-facing rear garden.

The entrance hall leads through to a bright and modern living room, with useful storage provided by a generous cupboard. There is also a convenient downstairs WC.

The kitchen is fitted with a range of wall and base units and includes a four ring hob with extractor and oven. There is space for a washing machine, dishwasher and fridge freezer, along with room for a small dining table. The kitchen also provides direct access to the rear garden.

Upstairs are two well proportioned bedrooms. The master bedroom is a bright double room with built-in storage and further space for additional storage. Bedroom two is also a good sized room, with built in storage and space for further furniture. The modern bathroom is fitted with a shower over the bath, wash basin, extractor fan, heated towel rail and useful storage above the basin.

Outside, the property benefits from parking for two cars to the front, while gated side access leads through to the rear garden. The garden is laid predominantly to lawn with a patio area and includes a bin store and shed with power.

Trumpington is a popular area to the south of Cambridge, offering a good range of local amenities and excellent transport links. There are a number of shops and supermarkets nearby, including Sainsbury’s Local and Waitrose, while Trumpington Meadows Primary School is also within easy reach.

The area benefits from plenty of green space, including Trumpington Meadows and surrounding nature reserves. For commuters, the nearby Park & Ride and guided busway provide convenient links into Cambridge city centre, the railway station and the Biomedical Campus. The area is also ideally placed for Addenbrooke’s Hospital and provides easy access to the M11.

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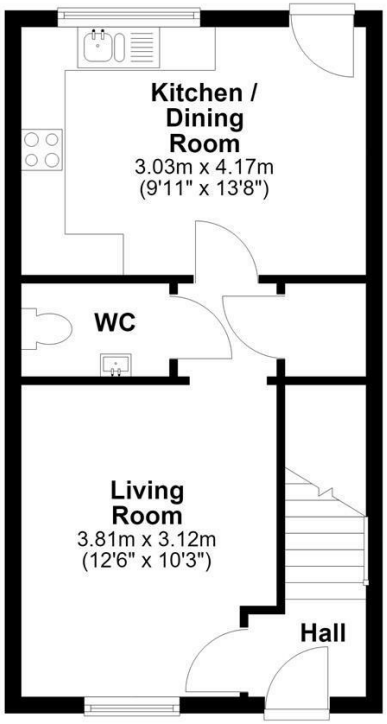
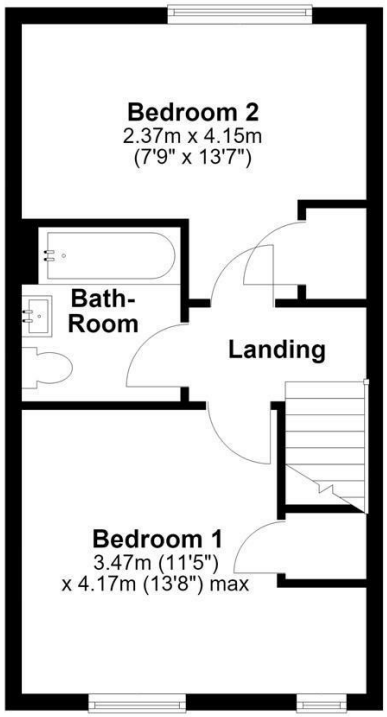
Ground Floor
Approx. 34.3 sq. metres (369.4 sq. feet)

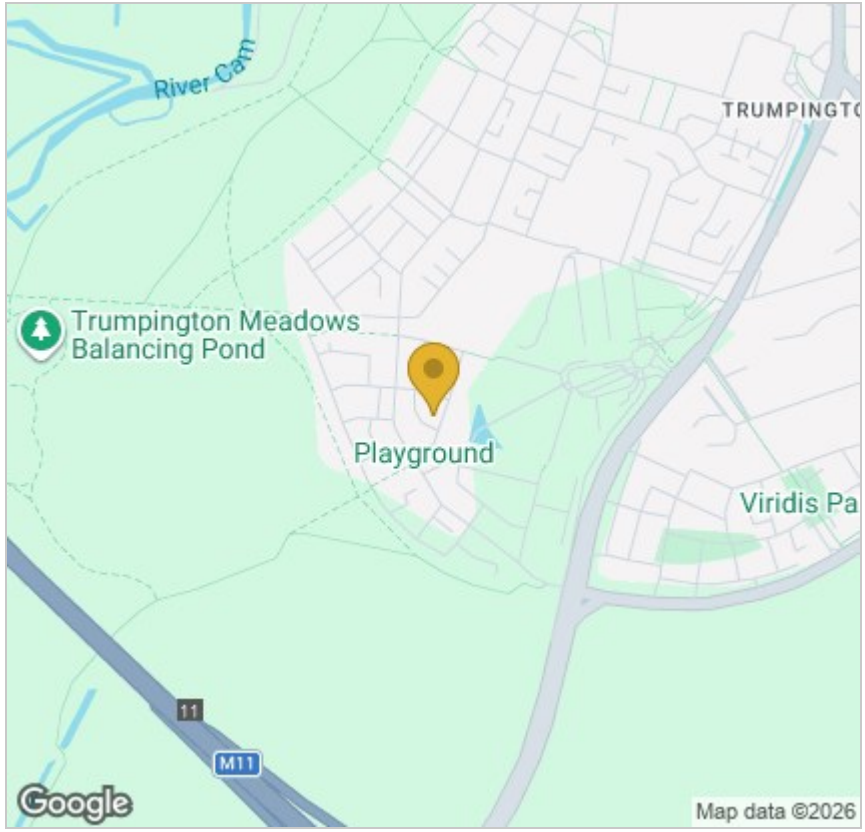


First Floor
Approx. 34.3 sq. metres (368.7 sq. feet)

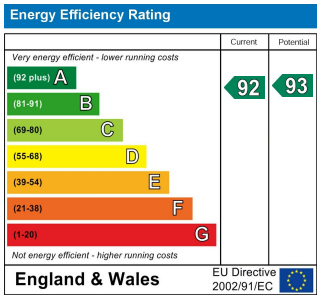


Total area: approx. 68.6 sq. metres (738.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com