



Paget Close | Trumpington | Cambridge | CB2 9JQ

£1,300 Per Month

COOKE
CURTIS
& CO

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Top floor one-bedroom maisonette offering bright and spacious accommodation, a private garden, and white goods included. Benefitting from a new carpet before move-in, external storage and a convenient location.

- 46sqm / 506sqft
- Council tax band - A
- Gas central heating
- Unfurnished
- 1 bed, 1 bath, 1 recep
- EPC - D / 68
- Communal parking
- Available August 2026

Situated in a convenient residential location, this well-presented top floor maisonette offers bright and spacious accommodation throughout, complemented by a generous private garden and useful outside storage.

The property has been freshly painted throughout, with a brand-new carpet due to be installed prior to the start of the tenancy, ensuring it is presented to a high standard for its new occupants.

Accessed via its own private entrance, stairs lead to the first-floor accommodation. The welcoming hallway





provides access to all principal rooms and includes useful built-in storage.

The spacious sitting/dining room is flooded with natural light from large windows and features an attractive fireplace, creating a comfortable space for both relaxing and entertaining.

The separate kitchen is fitted with a range of wall and base units and comes complete with a fridge/freezer, washing machine and integrated oven with gas hob.

The generous double bedroom enjoys pleasant views over the rear garden and offers ample space for bedroom furniture. The accommodation is completed by a family bathroom, fitted with a white three-piece suite with a shower over the bath.

Externally, the property benefits from a private enclosed garden, perfect for enjoying the warmer months, along with useful brick-built external storage sheds. Please note that the garden is accessed via the neighbouring property's garden.

Available 1st August 2026.

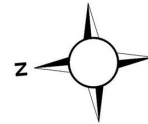
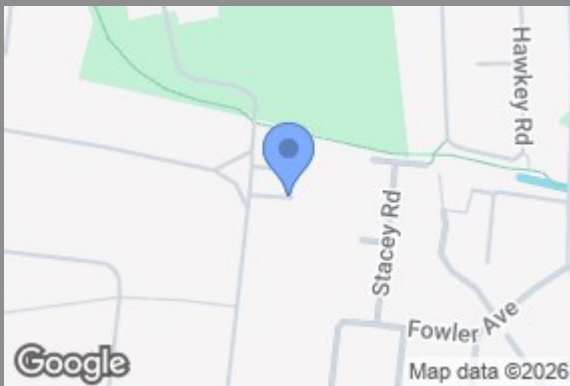
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built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



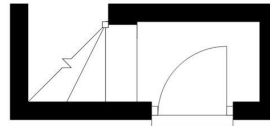
The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym.

A number of Private Schools are within cycling distance.

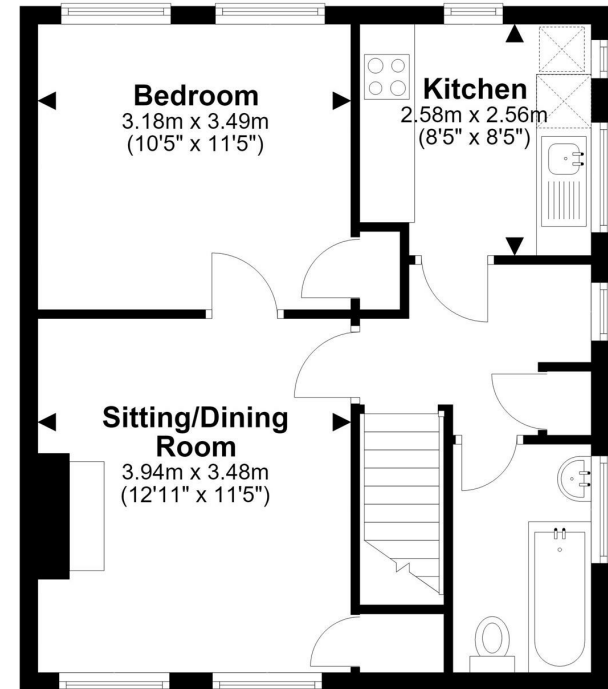
There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket, Sainsbury's local and two new country parks.



Ground Floor
Approx. 2.3 sq. metres (24.8 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 46.7 sq. metres (502.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Council Tax Band A EPC Rating D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(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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