

Alpha Terrace | Trumpington | Cambridge | CB2 9HS

£1,650 Per Month

COOKE CURTIS & CO

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A charming and well-presented two-bedroom Victorian terraced house, offering spacious accommodation throughout and a private rear garden

- 65 sqm / 699 sqft
- EPC - C / 73
- Gas central heating
- Unfurnished
- 2 bed, 1 bath, 1 recep
- Council tax band - D
- On road parking
- Available December 2026

The property opens into a bright and welcoming front lounge, featuring wooden flooring and an attractive feature fireplace. Continuing through, there is a spacious fitted kitchen with a range of wall and base units, ample worktop space, and appliances including a fridge/freezer, washing machine and dishwasher, all included. To the rear of the property is a generous sitting/dining room, with French doors opening directly onto the garden, allowing plenty of natural light.

Upstairs, the first floor comprises a spacious principal double bedroom, a second bedroom, ideal for use as a

















single bedroom, nursery or home office, and a family bathroom fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn with a pathway leading to a useful outbuilding at the far end. Please note that the neighbouring property benefits from a right of way across the rear of the garden to access its side entrance.

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.

Available 8th December 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.

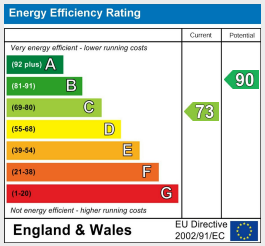








Council Tax Band **D** EPC Rating **C**



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