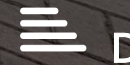




7 Cranleigh Close  
Trumpington, CB2 9NP

**Guide price £400,000**



## 7 Cranleigh Close

Trumpington, CB2 9NP

- Semi-detached bungalow
- No onward chain
- South-east facing garden
- Cul-de-sac location

NO CHAIN. A conveniently located bungalow with a garage & driveway, situated in a friendly cul-de-sac close to Addenbrooke's & Cambridge South Station, available with the advantage of no chain.

This semi-detached bungalow enjoys a pleasant position in this established neighbourhood, conveniently located just off Shelford Road. The property was built in 1968 & is in generally good order, though would benefit from some sympathetic updating.

The accommodation briefly comprises a living/dining room with views over the front garden & cul-de-sac. The kitchen has been fitted with a matching range of units & has various integrated/freestanding appliances, all of which are included within the sale.

There are 2 bedrooms, the principal bedroom with built-in cupboards & a door to a double glazed conservatory with southerly aspects & sliding doors onto the rear garden. The shower room has a walk-in shower, wash hand basin & a low-level W.C.

Outside there is a large driveway &



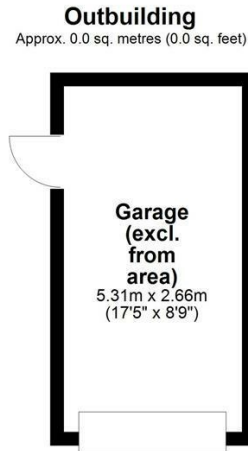
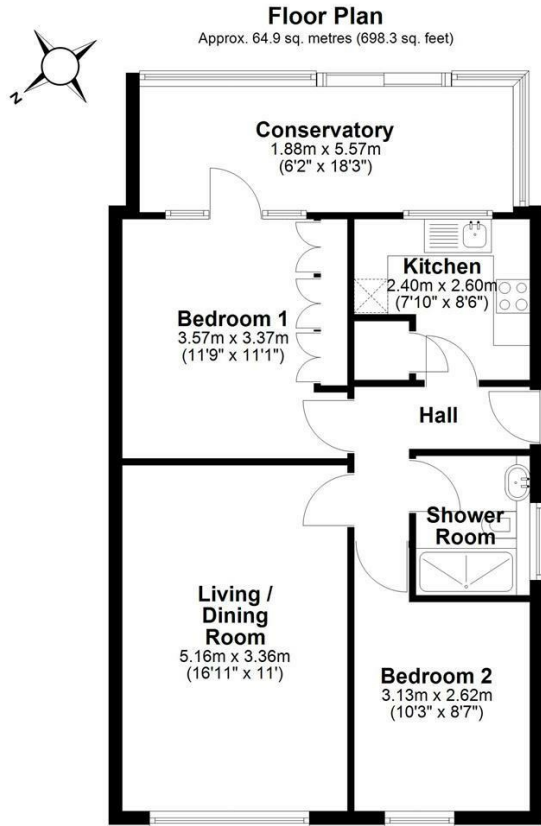


a front garden, mainly shingled for ease of maintenance. A single garage has an up-and-over door, coupled with a personal door to the private rear garden, offering a superb degree of privacy, with mature hedging, shrubbery and various paved seating areas.

Trumpington is well located for access into the Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic & Cambridge South is due to open in June 2026.

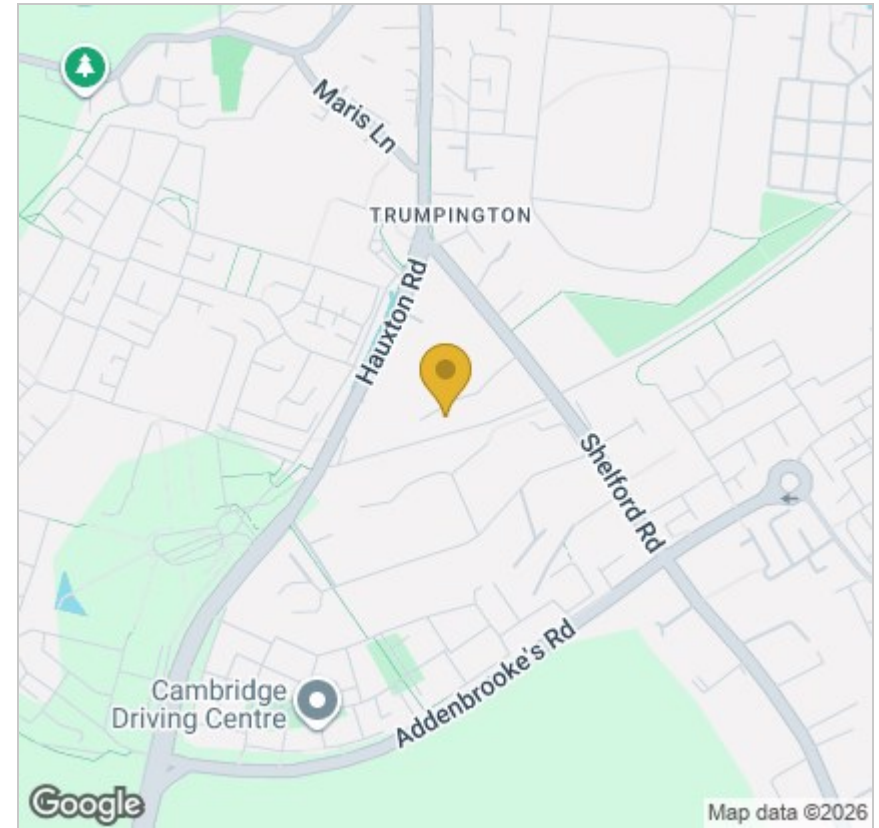
The area has 3 primary schools & a secondary school with excellent sporting facilities. Many of the city's finest private schools are within easy reach. There are a various eateries, pubs, shops, a post office, barber, Doctors, & a Waitrose superstore.



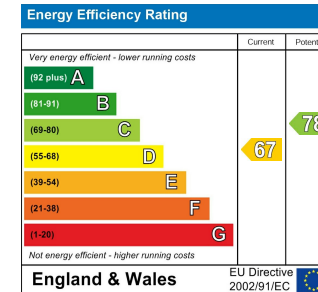


Total area: approx. 64.9 sq. metres (698.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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.