



Addenbrookes Road, Trumpington, CB2 9AS

**CHEFFINS**

## Addenbrookes Road

Trumpington,  
CB2 9AS

- Duplex Maisonette
- Three Bedrooms
- Open Plan Living/Kitchen/Dining Room With Access To Garden
- Cloakroom
- Carport With Power
- Low Maintenance Rear Garden
- Chain Free

A stylish and contemporary duplex maisonette offering versatile accommodation with an open-plan ground floor layout, low-maintenance rear garden, and a carport with electric sliding gate. Ideally positioned within this well-established development, the property enjoys excellent access to Addenbrooke's Hospital, the City Centre, the soon-to-be-completed Cambridge South Station, and other major commuter links. Offered for sale with no onward chain.

3 1 2

Guide Price £475,000





## LOCATION

Addenbrooke's Road is a highly regarded address within the popular Trumpington area of Cambridge, known for its excellent connectivity and proximity to key employment and research hubs. The location offers direct access to the Cambridge Biomedical Campus – home to Addenbrooke's Hospital, the Royal Papworth Hospital, and AstraZeneca's global headquarters – making it particularly desirable for professionals working in healthcare, academia, and technology. Transport connections are superb. The guided busway and Trumpington Park & Ride provide efficient links into the historic city centre, while the soon-to-open Cambridge South railway station will enhance connections to London, Ely, and beyond. For motorists, the nearby M11 (Junction 11) ensures easy access to London, Stansted Airport, and the wider motorway network. Residents benefit from a wealth of local amenities including the nearby Waitrose supermarket, Hobson Square with its cafés and local services, and the expansive Hobson Park Nature Reserve offering scenic walking and cycling routes. The area also enjoys access to excellent schooling, with Trumpington Park Primary School, Fawcett Primary School, and Trumpington Community College all within easy reach.

**STORM PORCH**

Covering front entrance door, leading into:

**ENTRANCE HALL**

With wood-effect flooring, staircase rising to the first-floor accommodation, built-in storage cupboards, inset LED downlighters, radiator, and door leading through to:

**OPEN PLAN KITCHEN/DINING/LIVING ROOM****KITCHEN**

Comprising a range of contemporary wall and base-mounted units with soft-closing drawers and cupboards, complemented by a stone worksurface and inset stainless-steel sink with 1¼ bowl, mixer tap, and drainer. Integrated appliances include a four-ring induction hob with extractor hood above, concealed fridge/freezer, dishwasher, and washing machine. Finished with wood-effect flooring, inset LED downlighters, and a window to the front aspect with an opening leading to:

**LIVING/DINING ROOM**

With a continuation of the wood-effect flooring, radiators, inset LED downlighters, and a series of full-height windows with a door leading out to the garden, as well as an internal door providing access to:

**CLOAKROOM**

Comprising a two-piece suite including a low-level W.C. with concealed dual-flush system and a hand wash basin with mixer tap, tiled splashback, and wood-effect upstand. Finished with wood-effect flooring, recessed shelving, inset LED downlighters, and a radiator.

**FIRST FLOOR****LANDING**

With fitted shelving and doors leading into respective rooms.

**BEDROOM ONE**

With built-in wardrobes accessed via mirrored sliding doors, fitted with hanging rails and shelving, radiator, and a full-height window overlooking the communal grounds to the front.

**BEDROOM TWO**

With radiator and window to rear aspect.

**BEDROOM THREE**

With radiator and window to rear aspect.

**FAMILY BATHROOM**

Comprising a three-piece suite including a bath with wall-mounted shower and mixer tap, additional handheld shower attachment, and glazed shower screen; low-level W.C. with concealed dual flush; and wash hand basin with mixer tap, tiled splashback, and wall-mounted mirror above. Also featuring fitted shelving, shaver point, heated towel rail, extractor fan, inset LED downlighters, and tiled flooring.

**OUTSIDE**

The property is approached via Addenbrooke's Road onto Chaplen Street, where a turning leads into a gravelled communal parking area set among mature trees, creating an attractive and established setting that the property overlooks. A low-level brick wall and raised planted bed frame the front garden, adding to the home's kerb appeal.

To the rear, the garden has been thoughtfully designed for ease of maintenance, featuring an area of artificial lawn and a smart block-paved terrace positioned behind the carport – ideal for outdoor seating or entertaining. The carport itself is accessed via a remote-controlled electric timber sliding door and is fitted with power and lighting, providing both convenience and security.

**AGENTS NOTE**

Tenure – Leasehold

Length of Lease – 238 Years Remaining

Annual Ground Rent – £437.66

Annual Service Charge – £1,774

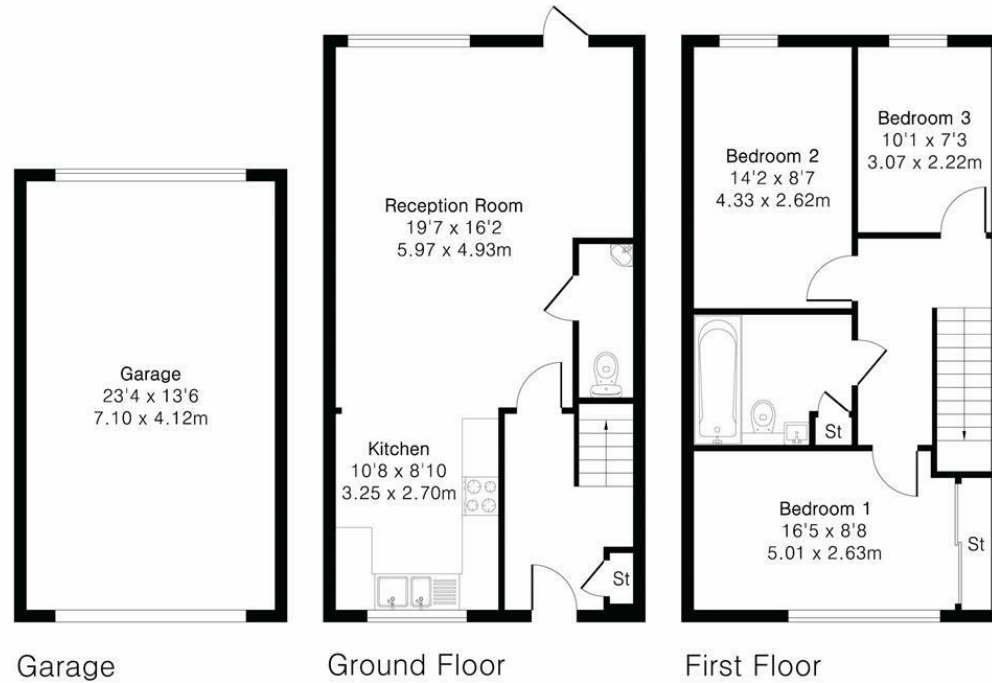
Service Charge Review Period – N/A





**Approximate Gross Internal Area 976 sq ft - 90 sq m  
(Excluding Garage)**

Ground Floor Area 488 sq ft – 45 sq m  
 First Floor Area 488 sq ft – 45 sq m  
 Garage Area 315 sq ft – 29 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £475,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.