



Gayton Close | Trumpington | Cambridge | CB2 9JY

£1,750 PCM

COOKE
CURTIS
& CO

Key features

- 67sqm / 721sqft
- 2 bed, 1 bath, 1 recep
- Council tax band - D
- EPC - C / 71
- Gas central heating
- Off road parking
- Enclosed garden
- Available September 2026

Description

A well maintained three bedroom end of terraced property, with off road parking and enclosed garden. Excellently positioned for Addenbrookes, as well as access into the city centre, M11 and park and ride.

Directions

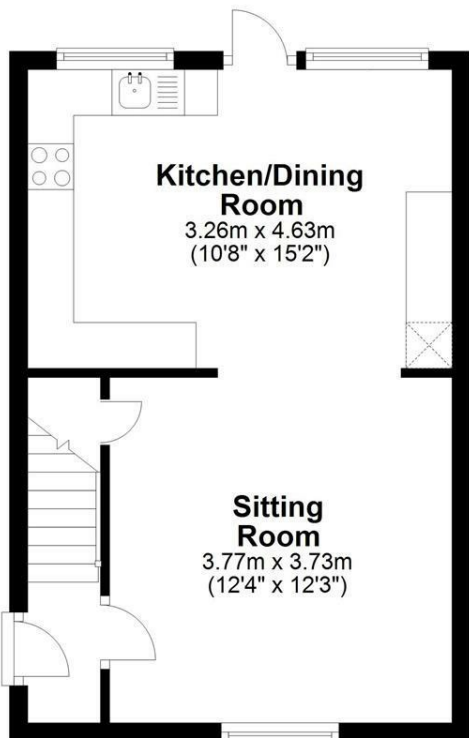
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, 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 two primary schools with a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. A number of Private schools are within



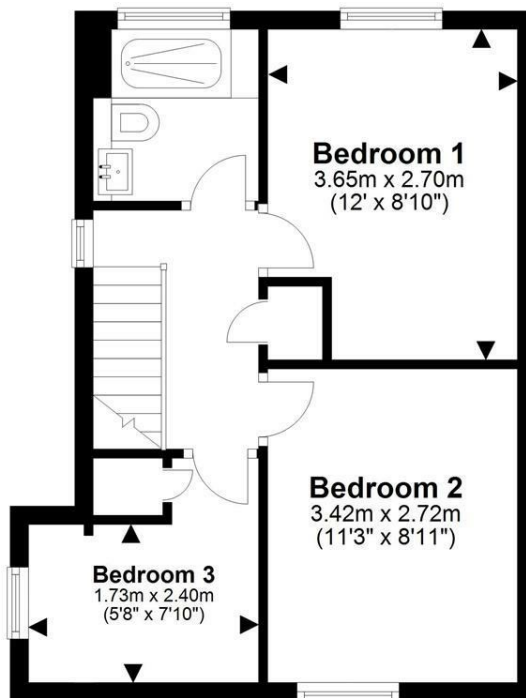


Floor plans

Ground Floor
Approx. 33.0 sq. metres (354.9 sq. feet)



First Floor
Approx. 34.2 sq. metres (367.6 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 sq. feet)

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

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

Current rating: **71** (E)
Potential rating: **89** (B)

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

**COOKE
CURTIS
& CO**

40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050

Lettings@cookecurtis.co.uk
cookecurtis.co.uk