



North Cottages, Trumpington Road, Cambridge  
CB2 8EZ

**Pocock+Shaw**



13 North Cottages  
Trumpington Road  
Cambridge  
Cambridgeshire  
CB2 8EZ

A charming Victorian terraced cottage retaining a wealth of period features, situated in this small privately owned, traffic-free mews and well located for access to Addenbrookes, Trumpington and Cambridge City centre. The property benefits from planning permission to extend 25/03347/HFUL

- 2 bedroom Victorian cottage
- Planning permission to extend 25/03347/HFUL
- Parking space
- Wealth of period features
- 75ft Garden with rear access
- First floor bathroom
- Gas central heating
- Sitting/dining room
- Quiet location

Offers Around £445,000





This charming terraced house contains a wealth of features with fireplaces, exposed floorboards and sash windows. To the rear is a 75ft garden with rear pedestrian and cycle access and a parking space on the opposite side of the lane. The property, which is offered with no chain, has easy access to Addenbrookes Campus, Cambridge City Centre and the M11. There are a wide of range of facilities in Trumpington itself. The property is approx. 10 minutes by bike to Cambridge Railway station, and with frequent buses to the city centre.

**Living Room** 20'6" x 12'6" (6.25 m x 3.81 m) An attractive double length room with exposed floorboards, sash windows to both front and rear, exposed brick chimney breast and hearth with inset wood burning stove, radiator, large understairs cupboard and door to stairwell

**Kitchen** 8'9" x 7'5" (2.67 m x 2.26 m) Range of bespoke wooden base units with matching worktops over, inset Belfast sink with mixer tap, windows to both side and rear, space for appliances including fridge freezer, gas cooker and washing machine. cupboard containing a gas central heating boiler, tiled splash back and flooring

**Landing** loft access to roof space via folding ladder

**Bedroom 1** 11'4" x 9'0" (3.45 m x 2.74 m) Two inset wardrobes, sash window to the front, radiator, wall light points

**Bedroom 2** 11'2" x 7'3" (3.40 m x 2.21 m) Sash window to the rear, cast iron fireplace, exposed floorboards

**Bathroom** 8'9" x 7'6" (2.67 m x 2.29 m) panel bath with tiled surround, tiled shower enclosure with drenching shower head and wall controls, wc, wash basin, painted floorboards, radiator and sash window to the rear

**Outside** the rear garden extends to approx. 75 feet and commences with an attractive paved patio leading through to a lawned area with a range of mature trees and shrubs along with established flower beds, a winding gravel pathway leads to the garden shed and

rear pedestrian access. To the front of the property is a single parking space.

**Tenure** The property is Freehold

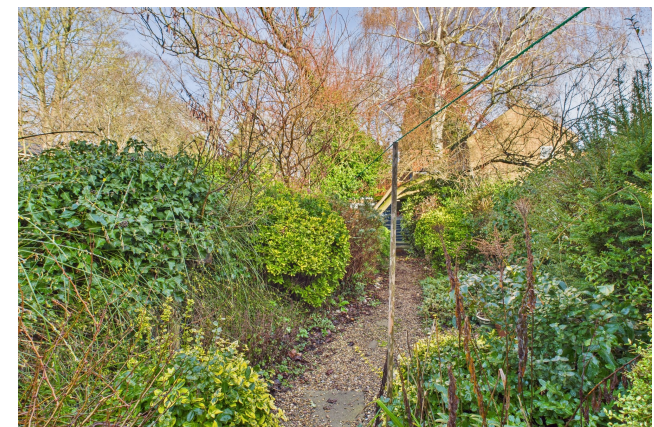
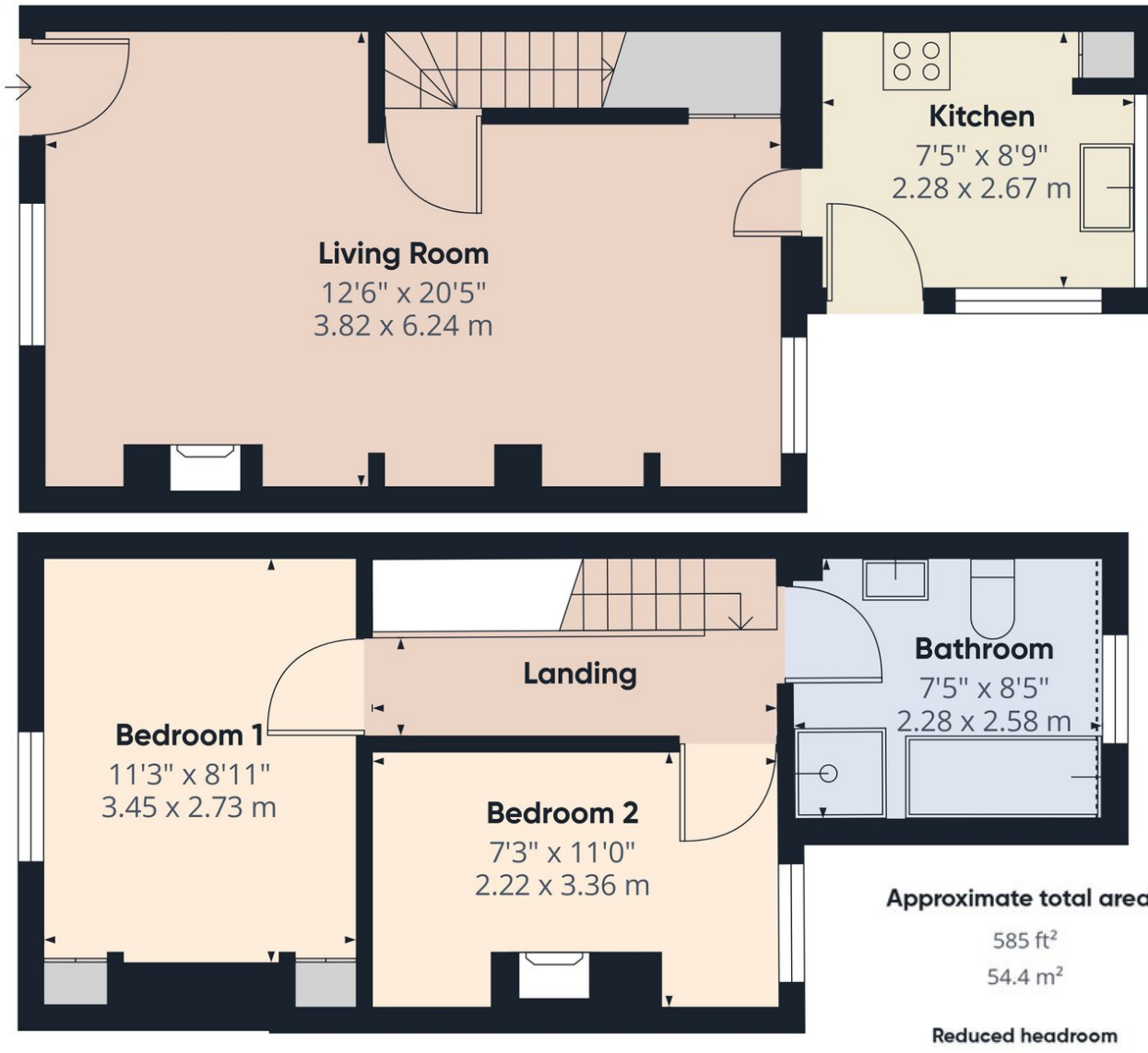
**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested