



Reed Close, Trumpington, Cambridge, CB2 9NX

CHEFFINS

Reed Close

Trumpington, Cambridge,
CB2 9NX

A modern 2 bedroom detached home located off Shelford Road offering easy access to Addenbrooke's, Cambridge city centre and M11/A10. The accommodation comprises reception hall, open plan living room, kitchen, 1 double bedroom, 1 single bedroom and bathroom. Further benefits include off street parking and enclosed rear garden. We regret no pets or sharers. Unfurnished. Available from 02/05/2025. EPC: C and Council Tax Band: D.

LOCATION

Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes campus and swift access to the M11 and the village of Great Shelford. Trumpington is serviced by a good range of local amenities including various shops and supermarket and further amities can be found in Cambridge city centre approximately 2.5 miles accessed either by car or a variety of cycle and bus routes, including the guided busway to Cambridge railway station.

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£1,600 PCM





RECEPTION HALL

doors off to bedrooms and bathrooms and steps down to:

LIVING ROOM

vaulted ceiling, sliding patio doors to rear garden and opening to:

KITCHEN

contemporary fitted kitchen with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, oven, induction hob with extractor above, dishwasher, fridge, freezer and washing machine.

BEDROOM 1

window to front aspect.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath with shower screen, wc, wash basin with vanity unit below and mirror above, linen cupboard and heated towel rail.

OUTSIDE

off street parking to the front and gated access to the side to enclosed rear garden predominantly laid with gravel with patio, raised bed and shed.

LETTING AGENT NOTES

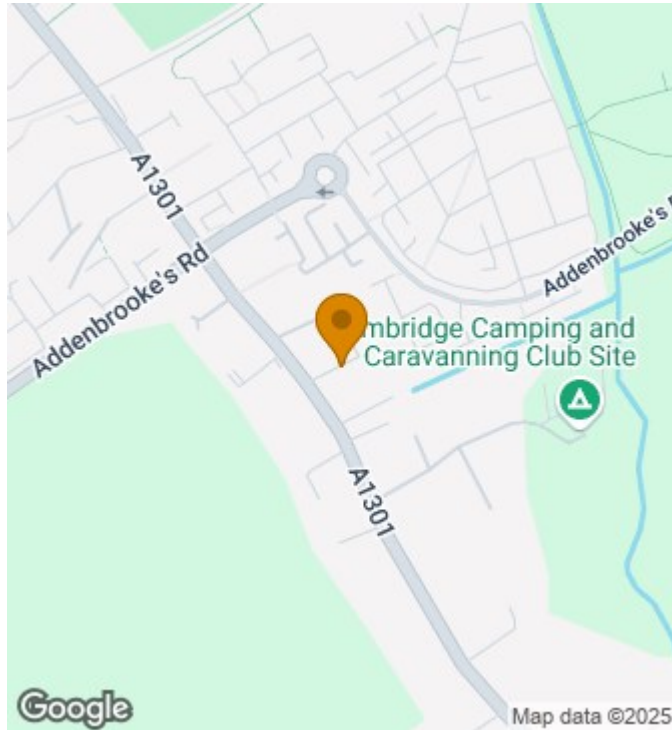
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £369

Deposit - £1846

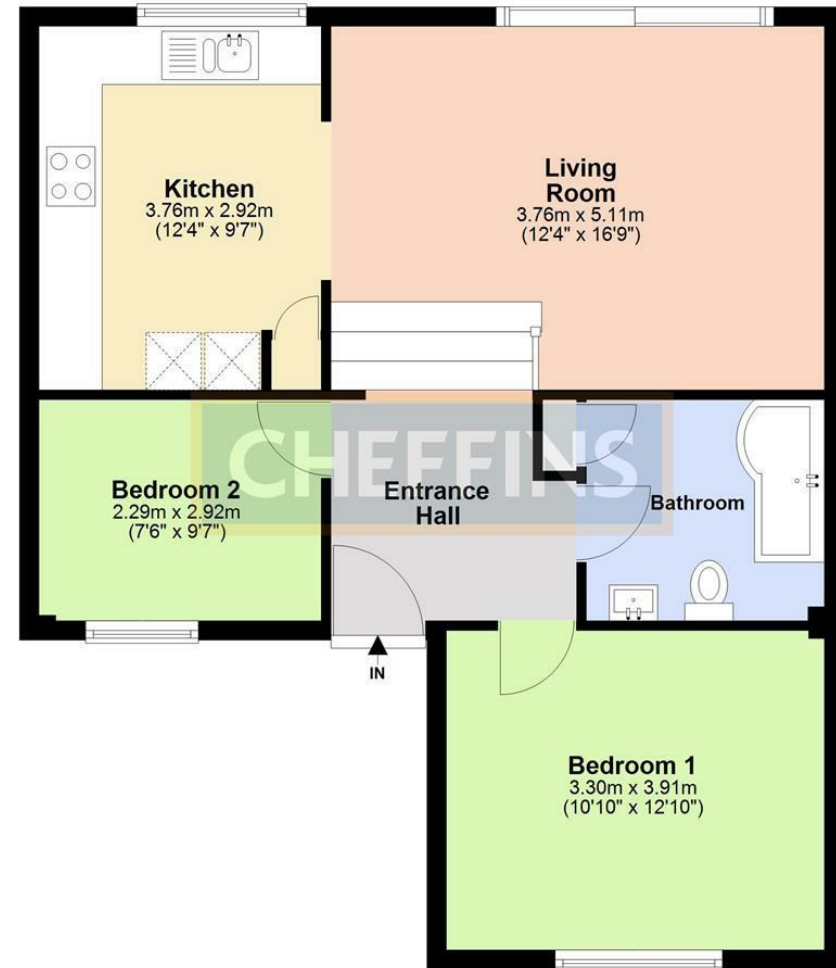




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



Total area: approx. 63.2 sq. metres (680.7 sq. feet)

Agents note:

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.



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