

Harness Close, Trumpington, Cambridge, CB2 9PS

CHEFFINS

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Trumpington, Cambridge,
CB2 9PS

4 2 3

£2,650 PCM



- Available from 30/09/2026
- Part Furnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Bicycle/Bin Store
- Garden

A modern 4 bedroom end terraced house within a select development close to Addenbrooke's. The property has been extended to provide spacious accommodation comprising entrance hall, open plan living room/kitchen, sitting room and dining room, utility/cloakroom, principle bedroom with en-suite shower room, 3 further double bedrooms and bathroom. Bicycle/bin storage and rear garden. We regret no sharers. Part furnished. Available from 30/09/2026. EPC: C and Council Tax Band: E.









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 founds 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.

ENTRANCE HALL
stairs rising to first floor, window to front aspect, door to utility/cloakroom and door to:

OPEN PLAN LIVING ROOM/KITCHEN
kitchen area fitted with base and wall units, work tops, kitchen island with breakfast bar, 1.5 bowl sink and integrated appliances including oven and grill, microwave, electric hob with extractor above, fridge freezer, freezer and dishwasher. Open to dining area with full height windows and glass door to rear garden and furniture comprising sofa, arm chair, coffee table and wall mounted TV with unit below. Open to:

SITTING ROOM
feature electric fireplace and furniture comprising sofa, coffee table and book case. Open to:

DINING ROOM
bi-fold doors to rear garden, window to side aspect and furniture comprising dining table with chairs.

UTILITY/CLOAKROOM
base and wall units, work tops, integrated washing machine and wc and wash basin with mirror above.

STAIRS/LANDING
window to front aspect, built in cupboard housing hot water cylinder and doors to bedrooms and bathroom off.

BEDROOM 1
built in double wardrobes with sliding mirrored doors, window to rear aspect, double bed, 2 bedsides and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin with vanity unit below and mirror above and heated towel rail.

BEDROOM 2
window to front aspect and furniture comprising double bed and bedside.

BEDROOM 3
window to front aspect, fitted wardrobes, chest of drawers, storage unit and cot.

BEDROOM 4
window to rear aspect and furniture comprising desk with chair.

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

OUTSIDE
bicycle/bin store with automated gates and opening to rear garden principally laid to lawn with patio, fruit trees, shrub borders and shed.

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

Holding Deposit - £611
Deposit - £3057









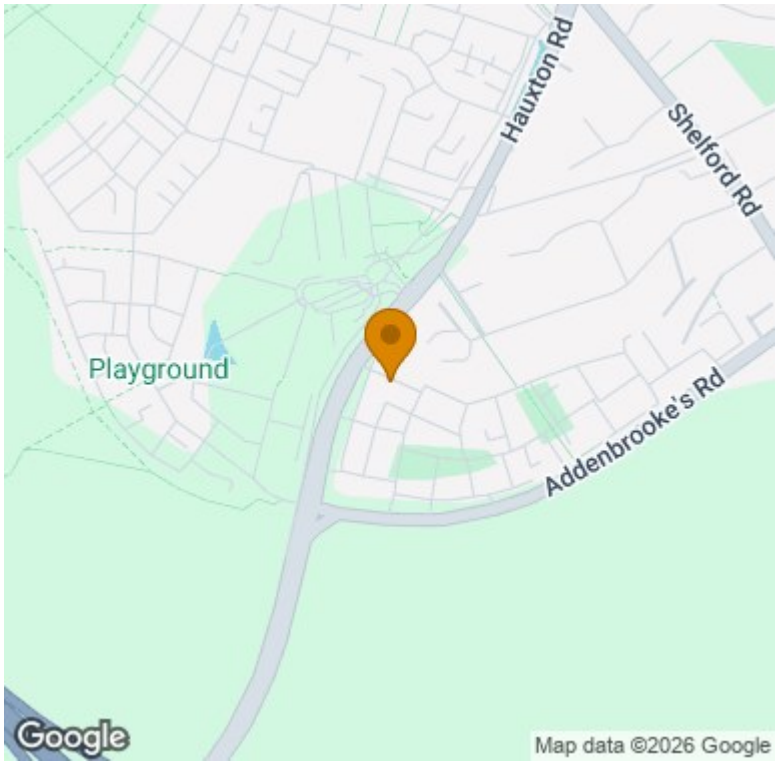


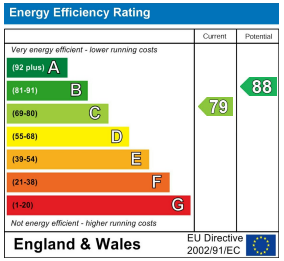


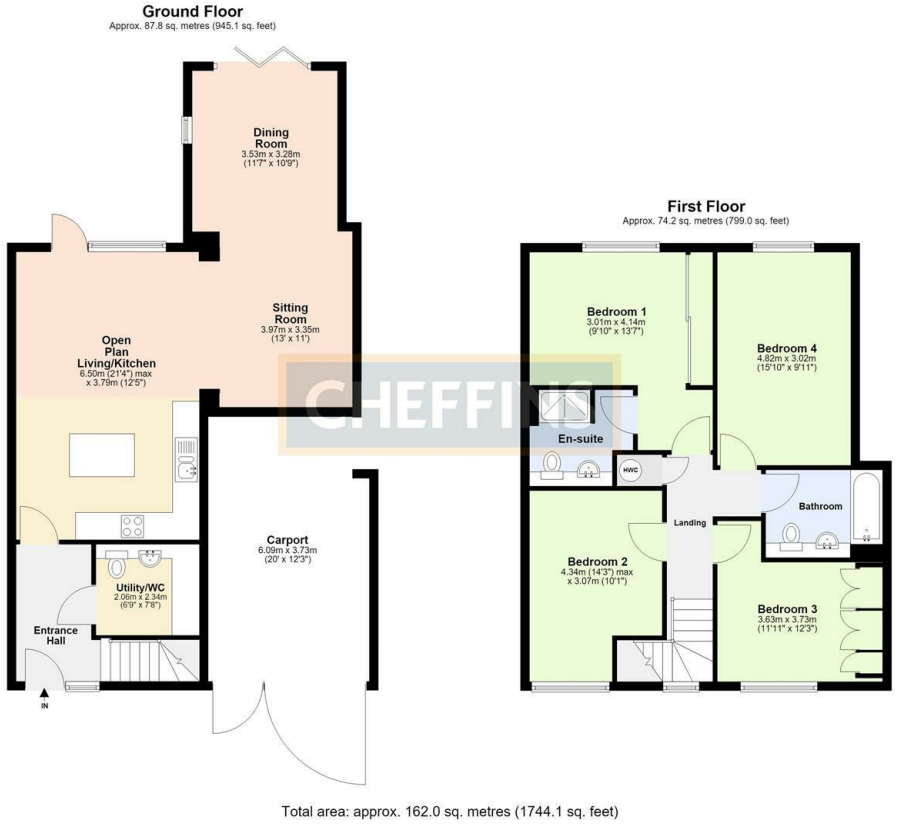












Total area: approx. 162.0 sq. metres (1744.1 sq. feet)

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.