



Cornwell Road, Trumpington, Cambridge, CB2 9BN



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Trumpington, Cambridge,
CB2 9BN



£2,000 PCM

- Minimum 6 Month Tenancy
- Available from 17/04/2026
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden
- Double Garage

A modern 2 bedroom semi-detached house within a popular Trumpington development. The accommodation comprises entrance hall, living room, kitchen, cloakroom, 2 double bedrooms and bathroom. Double garage and enclosed rear garden. Unfurnished. Available form 17/04/2026. EPC: C and Council Tax Band: C.





LOCATION



Trumpington enjoys a highly desirable position on the south-west side of the city, offering easy access to the Addenbrooke's campus, as well as quick connections to the M11 and the nearby village of Great Shelford. The area benefits from a good selection of local amenities, including a range of shops and a supermarket, while more extensive facilities are available in Cambridge city centre, approximately 2.5 miles away. The city centre can be reached by car, as well as via numerous cycle routes and bus services, including the guided busway providing access to Cambridge railway station.

ENTRANCE HALL

Stairs rising to first floor and door to:

LIVING ROOM

Window to front aspect and door to:

INNER HALLWAY

Built in 'utility' cupboard housing wall units and work top with washing machine and tumble dryer beneath, door to cloakroom and door to:

KITCHEN

Base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, integrated appliances including oven, gas hob with extractor hood above and dishwasher, freestanding fridge freezer, space for a table and door to rear garden.

CLOAKROOM

WC and hand wash basin.

STAIRS/LANDING

Airing cupboard housing hot water cylinder and doors to bedrooms and bathroom off.

BEDROOM 1

Built in double wardrobe and window to front aspect.

BEDROOM 2

Window to rear aspect.

BATHROOM

Shower over bath with glass shower screen, WC, hand wash basin and 2 wall mirrors.

PARKING

Double garage with up and over garage door, further pedestrian door, and double doors to:

REAR GARDEN

Enclosed rear garden principally laid to lawn with patio and raised beds.

LETTING AGENT NOTES

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

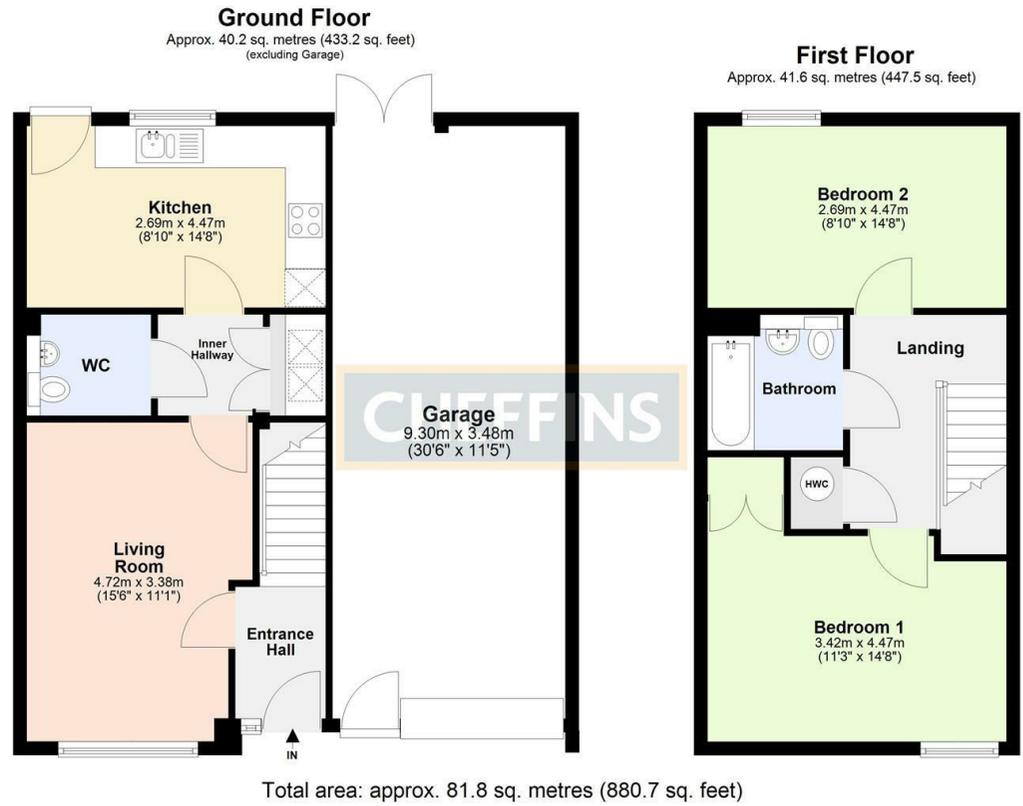
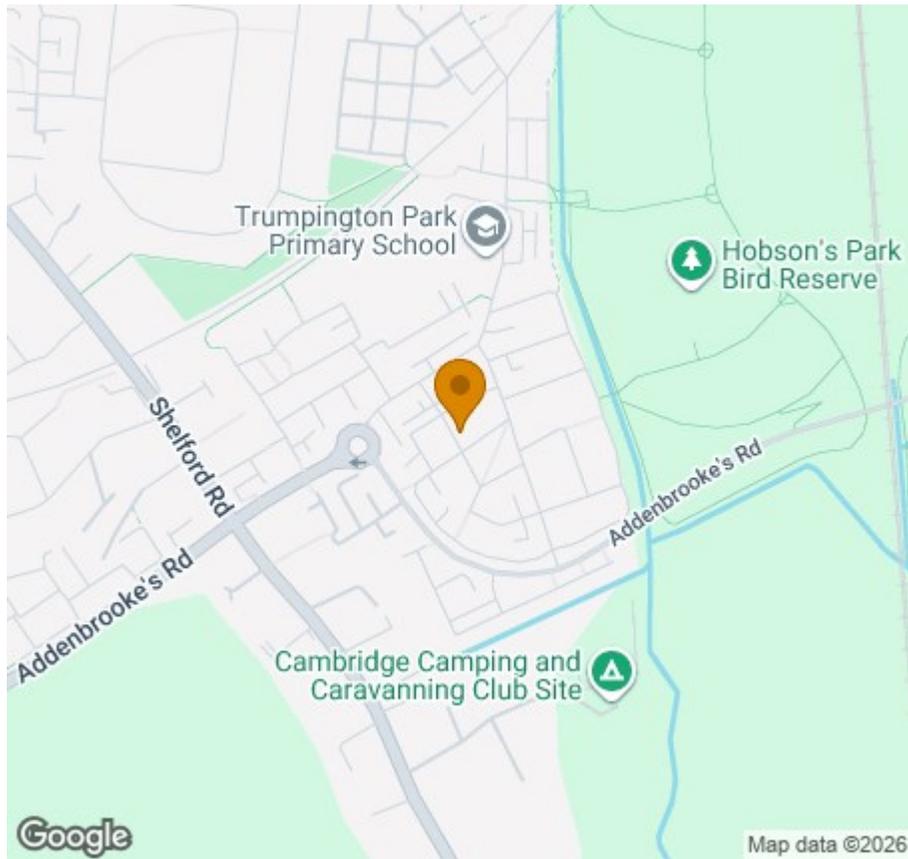
Term - Minimum 6 month tenancy

Holding Deposit - £461

Deposit - £2307







Floor area excludes the garage.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	

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.