Hornet Road, Trumpington, Cambridge, CB2 9GH

CHEFFINS

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Trumpington, Cambridge,
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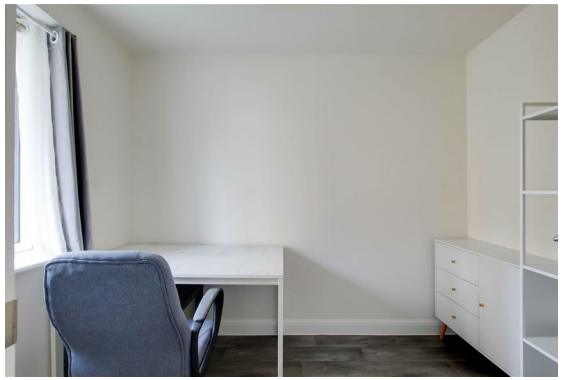
3 2 2

£2,600 PCM

- Available Now
- Furnished
- EPC: B
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking
- Garden

A modern 3 bedroom townhouse within the popular Trumpington Meadows development. The accommodation arranged over 3 floors comprises entrance hall, open plan living room/kitchen, study, cloakroom, sitting room, principal bedroom with en-suite shower room, 2 further double bedrooms and bathroom. Enclosed rear garden and off street parking. We regret no sharers. Furnished. Available now. EPC: B and Council Tax Band: E.



LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

ENTRANCE HALL
stairs rising to first floor, built in coats cupboard and doors to study, open plan living/kitchen and cloakroom off.

STUDY
window to front aspect. Furniture includes desk with desk chair, side table and cabinet.

OPEN PLAN LIVING ROOM/KITCHEN
kitchen area fitted with base and wall units, work tops, 1.5 bowl sink, integrated appliances including double oven, 5 ring gas hob with extractor hood above, fridge freezer, wine fridge, slimline dishwasher and washer dryer and window to side aspect. Open to living area with under stairs cupboard and windows and patio doors to rear aspect. Furniture includes dining table with chairs, 2 arm chairs and side table.

CLOAKROOM
wc and wash basin with mirror above.

STAIRS/FIRST FLOOR LANDING
stairs rising to second floor and doors to sitting room and bedroom 1 off.

SITTING ROOM
2 windows to front aspect. Furniture includes 2 sofas, coffee table, TV stand and lamp.

BEDROOM 1
built in double wardrobe with sliding mirrored doors and 2 windows to rear aspect. Furniture includes double bed, 2 bedsides and dressing table with chair. Door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc with window to side aspect above, wash basin with mirrored cabinet above and heated towel rail.

STAIRS/ SECOND FLOOR LANDING
doors to bedrooms 2 & 3 and bathroom off.

BDEROOM 2
fitted double wardrobes, 2 windows to front aspect and box cupboard over the stairs. Furniture includes double bed, 2 bedsides with lamps, dressing table with illuminated mirror and chair and shelving unit.

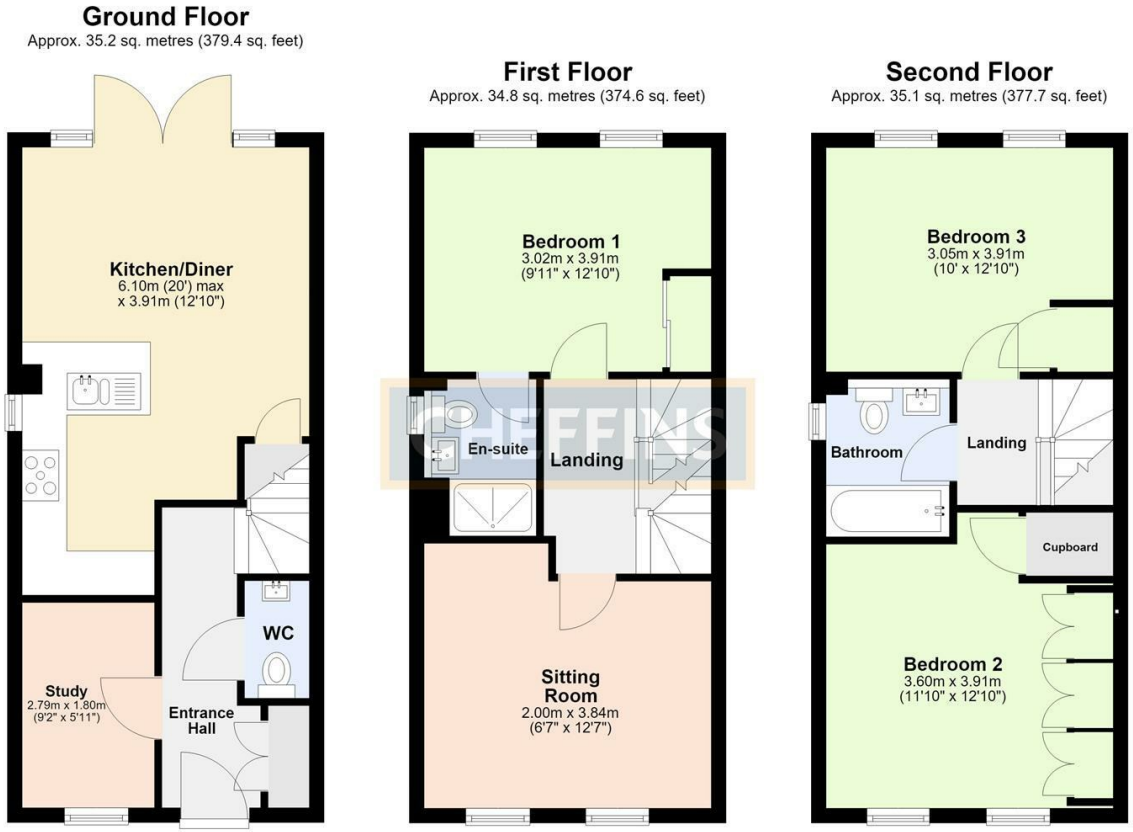
BEDROOM 3
built in cupboard and 2 windows to rear aspect. Furniture includes sofa and shelving unit.

BATHROOM
bath with hand held shower, wc and wash basin with mirrored cabinet above, heated towel rail and window to side aspect.

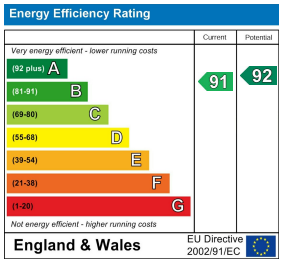
OUTSIDE
private brick paved driveway to the side of the house offering off street parking for 1 car, garden shed and gate to enclosed rear garden principally laid to lawn with patio and shrub border.

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

Holding Deposit - £600
Deposit - £3000



Total area: approx. 105.1 sq. metres (1131.7 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.