



Forty Acre Road, Trumpington, Cambridge, CB2 9AL

**CHEFFINS**

## Forty Acre Road

Trumpington, Cambridge,  
CB2 9AL

- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Garden
- Allocated Parking

A modern 3 bedroom end terrace house within the popular Trumpington Meadows development. The accommodation comprises entrance hall, kitchen/dining room, utility, living room, cloakroom, principal bedroom with en-suite shower room, 1 further double bedroom, 1 single bedroom and bathroom. Enclosed rear garden and 2 allocated parking spaces. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: D.

3 2 2

£2,000 PCM





## LOCATION

Forty Acre Road forms part of the highly sought-after Trumpington Meadows development with adjoining country park situated on the southern fringe of Cambridge. The property benefits from a prime position within easy reach of the city centre, together with a wide variety of everyday amenities close at hand. For commuters, Cambridge Railway Station and the nearby M11 offer excellent transport connections to London and further afield, while well-established cycle routes, frequent bus services and the guided busway provide convenient access to Addenbrooke's Hospital and the Biomedical Campus.



## ENTRANCE HALL

Stairs rising to first floor and doors to kitchen/dining room, living room and cloakroom off.

## KITCHEN/DINING ROOM

Kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to front aspect above, integrated appliances including oven, gas hob with extractor above and dishwasher, freestanding fridge freezer and open to dining area with patio doors opening to rear garden and door to:

## UTILITY ROOM

Base units, work top, sink, integrated washing machine, cupboard housing gas central heating boiler and door to rear garden.

## LIVING ROOM

Box window to front aspect, window to side aspect and patio doors opening to rear garden.

## CLOAKROOM

WC and wash basin with mirror above.

## STAIRS/LANDING

Airing cupboard, window to rear aspect and doors to bedrooms and bathroom off.

## BEDROOM 1

Built in double wardrobe with sliding

mirrored doors, window to front aspect and door to:

## EN-SUITE SHOWER ROOM

Shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

## BEDROOM 2

Built in cupboard and windows to front and side aspects.

## BEDROOM 3

Window to rear aspect.,

## BATHROOM

Shower over bath, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

## OUTSIDE

enclosed rear garden principally laid to lawn with patio, shed and rear access gate leading to residents parking with 2 allocated parking space.

## LETTING AGENT NOTES

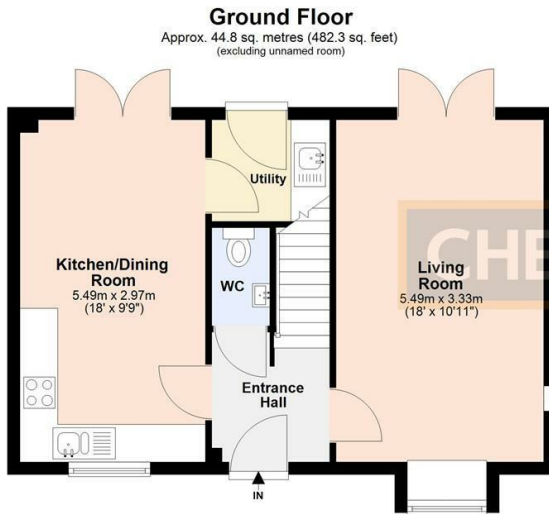
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £461

Deposit - £2307







Total area: approx. 92.1 sq. metres (991.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	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.