



Bishops Road, Trumpington, Cambridge, CB2 9NR

**CHEFFINS**

## Bishops Road

Trumpington, Cambridge,  
CB2 9NR

- Available from 18/06/2026
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Parking
- Garden

A 3 bedroom mid terrace property located in Trumpington. The accommodation comprises entrance hall, living room, kitchen/breakfast room, 2 double bedrooms, study/bedroom 3 and bathroom. Further benefits include front garden and paved rear garden. We regret no sharers. Unfurnished. Available from 18/06/2026. EPC: C and Council Tax Band: C.

3 1 2

**£1,600 PCM**





## LOCATION

Trumpington is a sought-after area on the south-west side of the city, offering convenient access to the Addenbrooke's campus, the M11, and the nearby village of Great Shelford. The area is well served by a range of local amenities, including shops and a supermarket, while a wider selection can be found in Cambridge city centre, approximately 2.5 miles away. The city centre is easily reached by car, as well as via numerous cycle routes and bus services, including the guided busway connecting to Cambridge railway station.

## ENTRANCE HALL

stairs rising to first floor and door to:

## LIVING ROOM

under stairs cupboard, electric fireplace, window to front aspect and door to:

## KITCHEN/BREAKFAST ROOM

kitchen area with base and wall units, work tops, sink with window to rear aspect above, oven with gas hob, fridge freezer, dishwasher, washer dryer and window to rear aspect. Breakfast area with patio doors to rear paved garden.

## STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

## BEDROOM 1

fitted bedroom furniture, built in wardrobe and window to front aspect.

## BEDROOM 2

2 built in wardrobes, airing cupboard and window to rear aspect.

## STUDY/BEDROOM 3

window to front aspect.

## BATHROOM

shower over bath, toilet, wash basin with vanity unit below and mirror above and window to rear aspect.

## GARDEN

open front garden principally laid to lawn and enclosed rear garden principally paved with shrub borders and rear gate.

## LETTING AGENT NOTES

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

Holding Deposit - £639

Deposit - £1846







| Energy Efficiency Rating                    |           |           |  |
|---------------------------------------------|-----------|-----------|--|
|                                             | Current   | Potential |  |
| Very energy efficient - lower running costs |           |           |  |
| (92 plus) <b>A</b>                          |           | <b>86</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            | <b>69</b> | <b>86</b> |  |
| (55-68) <b>D</b>                            |           |           |  |
| (39-54) <b>E</b>                            |           |           |  |
| (21-38) <b>F</b>                            |           |           |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |
| England & Wales                             |           |           |  |

Agents note:

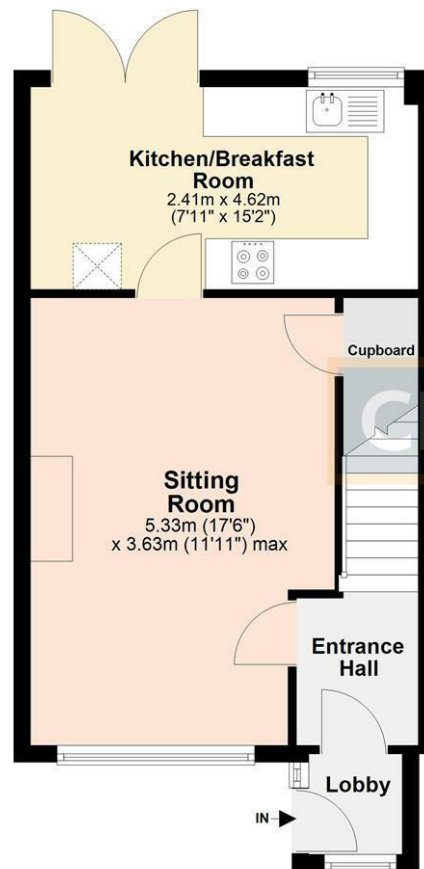
For more information on this property please refer to the Material Information Brochure on our website.

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.

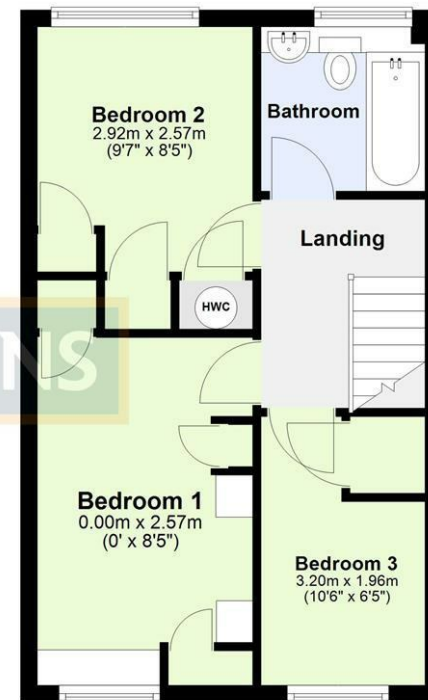
## Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)



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