



Hobson Road, Trumpington, Cambridge, CB2 9EH

**CHEFFINS**



## Hobson Road

Trumpington, Cambridge,  
CB2 9EH

A modern 2 bedroom top floor apartment within a select development close to Addenbrooke's. The accommodation comprises generous living room with fitted kitchen and balcony, master bedroom with balcony, 1 further double bedroom, study and bathroom. Allocated parking. We regret no sharers or pets. Unfurnished. Available now. EPC: B and Council Tax Band: C.

### 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 amenities can be found 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.



**£1,695 PCM**





## ENTRANCE HALL

video entry phone and built in storage cupboard. The open plan living room/kitchen, bedrooms and study are accessed off the entrance hall.

## KITCHEN AREA

modern fitted kitchen with base and wall units, work tops, sink, integrated appliances including oven, electric hob with extractor above, fridge freezer and dishwasher, washer dryer and window to side aspect. Open to:

## LIVING ROOM

window to side aspect and full height window and door to front aspect to:

## BALCONY

decked balcony with glass and rail balustrades.

## BEDROOM 1

fitted wardrobe and full height window and door to front aspect to:

## BALCONY

decked balcony with glass and rail balustrades.

## BEDROOM 2

window to front aspect.

## STUDY

window to rear aspect and door to:

## BATHROOM

shower over bath with glass shower screen, wash basin with mirror above, WC, heated towel rail and window to rear aspect.

## LETTING AGENT NOTES

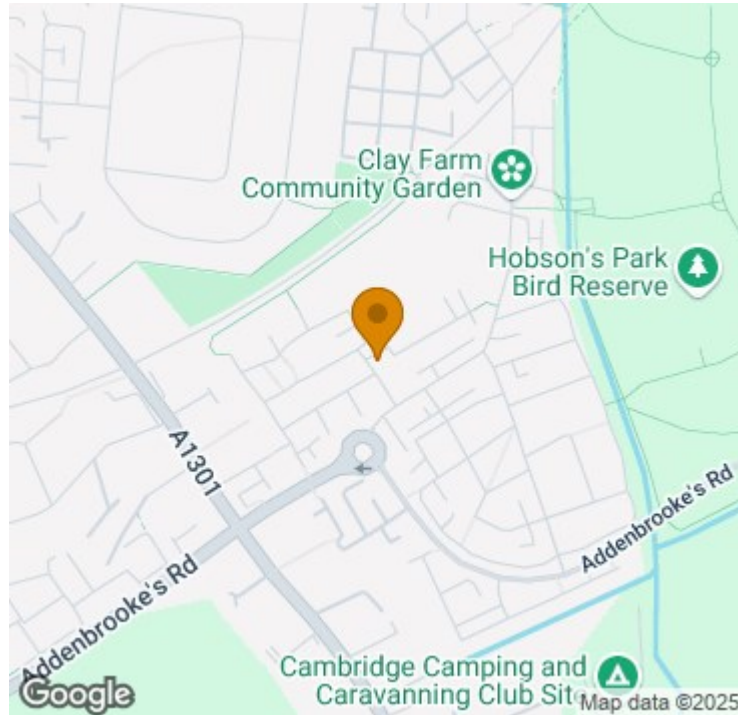
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £391

Deposit - £1955



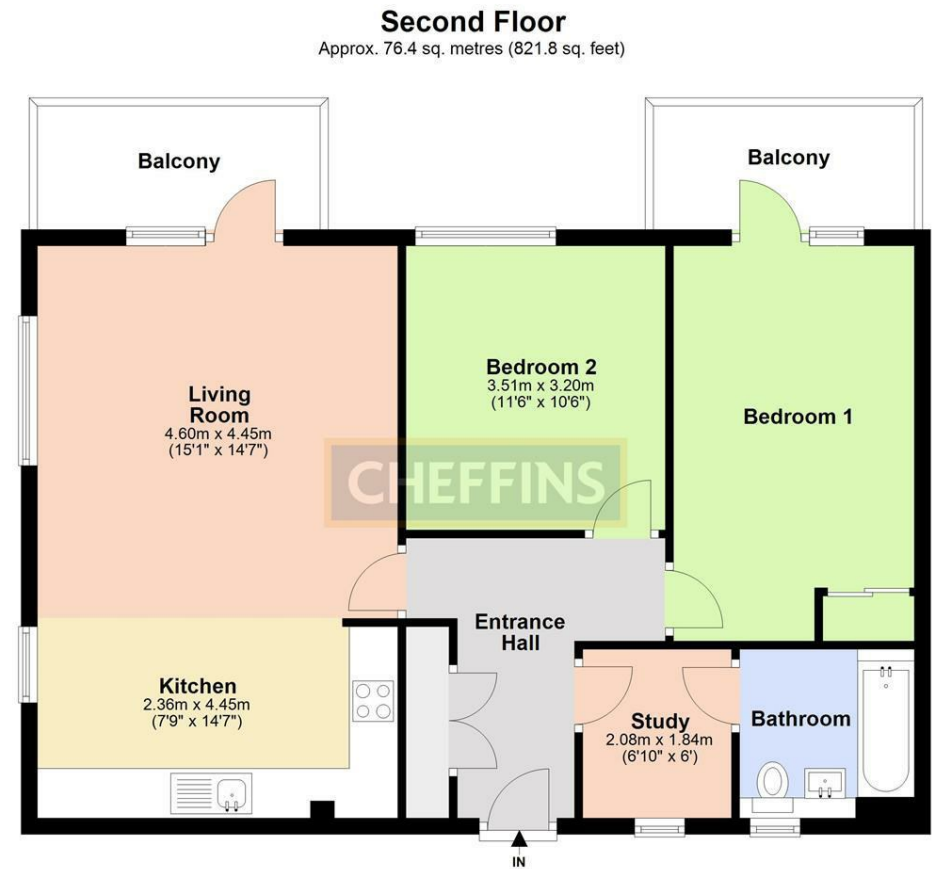


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Total area: approx. 76.4 sq. metres (821.8 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes the balconies  
Plan produced using PlanUp.

