

Royal Way, Trumpington, Cambridge, CB2 9AX

CHEFFINS

CHEFFINS

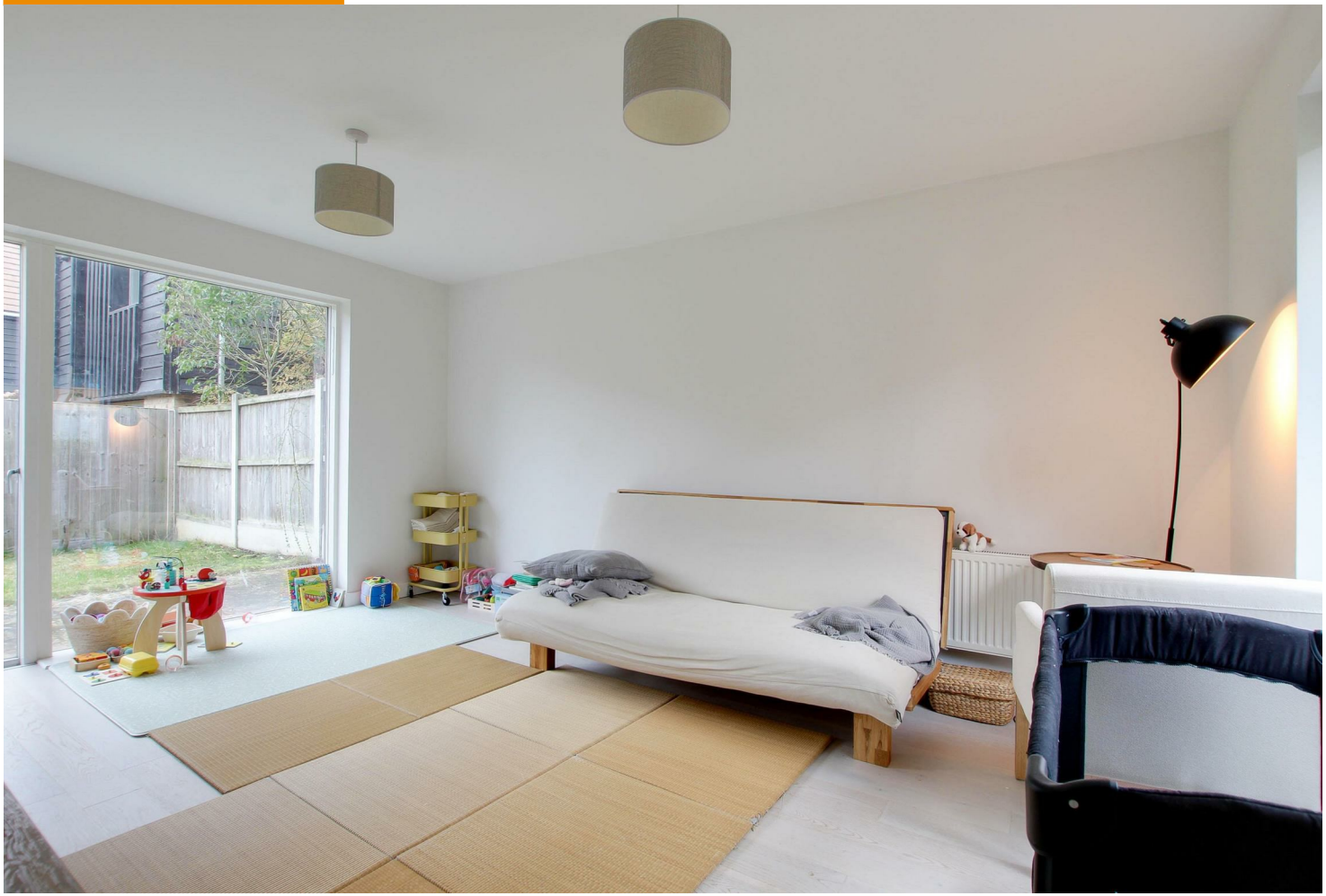
# Royal Way

Trumpington, Cambridge,
CB2 9AX

3 2 2

## £2,600 PCM

- Available from 07/01/2027
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking
- Garden



A modern 3 bedroom semi detached barn style property forming part of the select development near to Addenbrooke's. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen, principle bedroom with en-suite, 2 further bedrooms and bathroom. Enclosed rear garden, secure store and off street parking for 2 cars. We regret no sharers. Available from 07/01/2027. Unfurnished. EPC: C and Council Tax Band: D.









## LOCATION

Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes Biomedical Campus, Cambridge South train station 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 founds 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.

**ENTRANCE HALL**
full height double glazed window to front aspect, storage cupboard housing washing machine and boiler and further storage cupboard under stairs. The dining room, sitting room and cloakroom are accessed off the entrance hall.

**DINING ROOM**
stairs rising to first floor, window and door to rear aspect with access to garden and pocket door to:

**KITCHEN**
modern fitted kitchen with base and wall units, work tops, sink with double glazed window to rear aspect above and integrated appliances including oven, combination microwave oven, electric hob with extractor above, fridge freezer and dishwasher. Pocket door to:

**SITTING ROOM**
large double glazed windows to front and rear aspects and double glazed door to rear aspect with access to garden.

**CLOAKROOM**
wc, wash basin with mirror above and heated towel rail.

**STAIRS/LANDING**
landing with feature full height double glazed windows to front aspect, study area with double glazed window to rear aspect and built in cupboard. The bedrooms and bathroom are accessed off the landing.

**BEDROOM 1**
built in double wardrobe with sliding mirrored doors, double glazed window to front aspect and door to:

**EN SUITE SHOWER ROOM**
shower enclosure, wc, wash basin with wall mirror above, heated towel rail and double glazed window to rear aspect.

**BEDROOM 2**
double glazed window to rear aspect.

**BEDROOM 3**
double glazed window to front aspect.

**BATHROOM**
shower over bath with glass shower screen, wc, wash basin with wall mirror above, heated towel rail and double glazed window to rear aspect.

**OUTSIDE**
enclosed rear garden predominantly laid to lawn with patio. Store accessed from the front or garden at the rear. Open front garden with shrub borders and 2 trees. Parking to front.

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

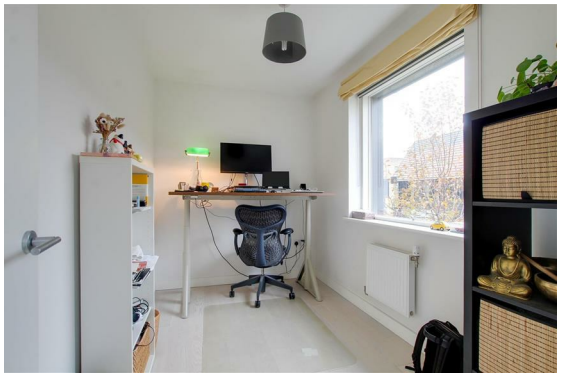
Holding Deposit - £600
Deposit - £3000











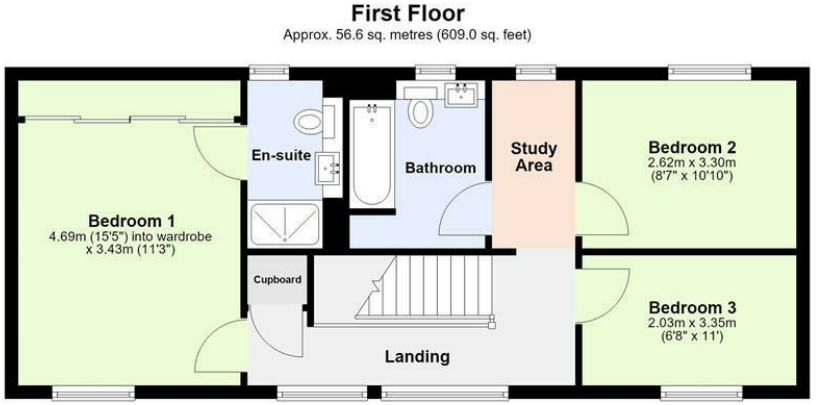




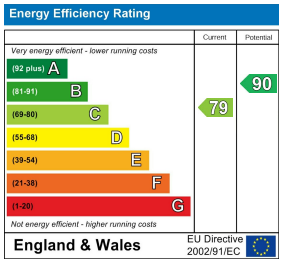









Total area: approx. 106.5 sq. metres (1146.3 sq. feet)




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

CHEFFINS

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.