



Glebe Farm Drive, Trumpington, Cambridge, CB2 9PB

**CHEFFINS**



## Glebe Farm Drive

Trumpington, Cambridge,  
CB2 9PB

- Minimum 12 Month Tenancy
- Available Now
- Furnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Carport
- Garden

A modern 3 bedroom mid terraced house within a select development close to Addenbrooke's. The accommodation comprises entrance hall, open plan living room/kitchen, utility/cloakroom, principle bedroom with en-suite shower room, 2 further double bedrooms and bathroom. Carport and rear garden. We regret no pets or sharers. Furnished. Available Now. EPC: C and Council Tax Band: E.

3 2 1

**£2,300 PCM**





## 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 amities 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.



## ENTRANCE HALL

stairs rising to first floor, window to front aspect, door to utility/cloakroom and door to:

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, kitchen island with breakfast bar and 4 bar stools, 1.5 bowl sink and integrated appliances including oven and grill, microwave, electric hob with extractor above, fridge, freezer and dishwasher. Open to living area with full height windows and glass door to rear garden and furniture comprising sofa, arm chair, side table and TV unit.

## UTILITY/CLOAKROOM

base and wall units, work tops, integrated washing machine, freestanding tumble dryer and wc and wash basin with mirror above.

## STAIRS/LANDING

window to front aspect, built in cupboard housing hot water cylinder and doors to bedrooms and bathroom off.

## BEDROOM 1

built in triple wardrobe with sliding mirrored doors, window to rear aspect, double bed, 2 bedsides and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc with mirrored cabinet above, wash basin with vanity unit below and mirror above and heated towel rail.

## BEDROOM 2

window to front aspect, wardrobe, double bed and 2 bedsides.

## BEDROOM 3

window to front aspect, wardrobe, double bed and 2 bedsides.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to rear aspect with frosted glass.

## OUTSIDE

carport with automated gates with covered parking for 1 vehicle and open parking beyond for another. Open to rear garden principally laid with paving stones with shingle beds, shrub borders and brick built shed.

## LETTING AGENT NOTES

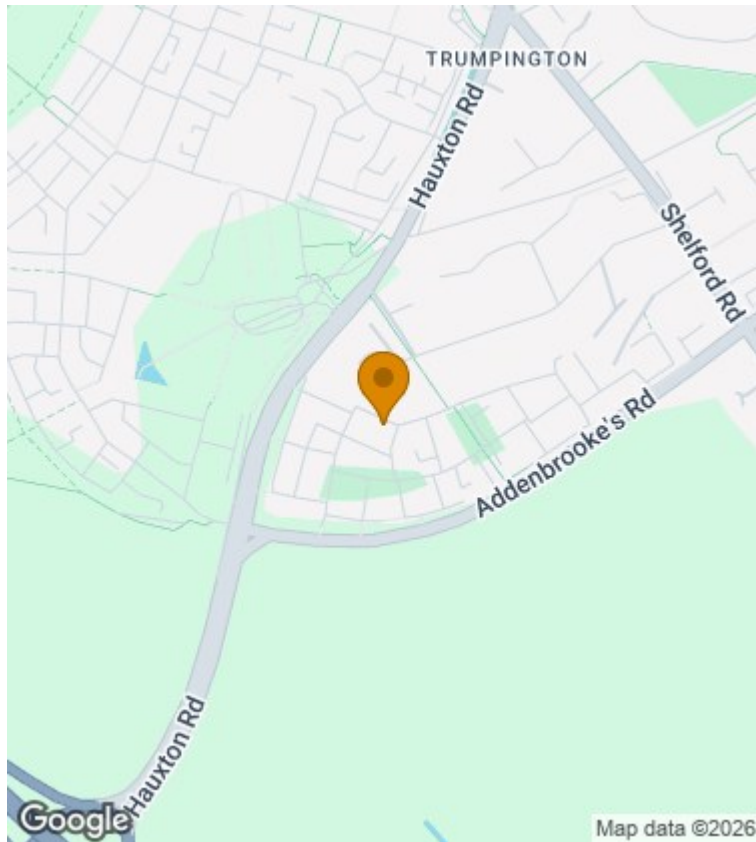
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy  
Holding Deposit - £530  
Deposit - £2653





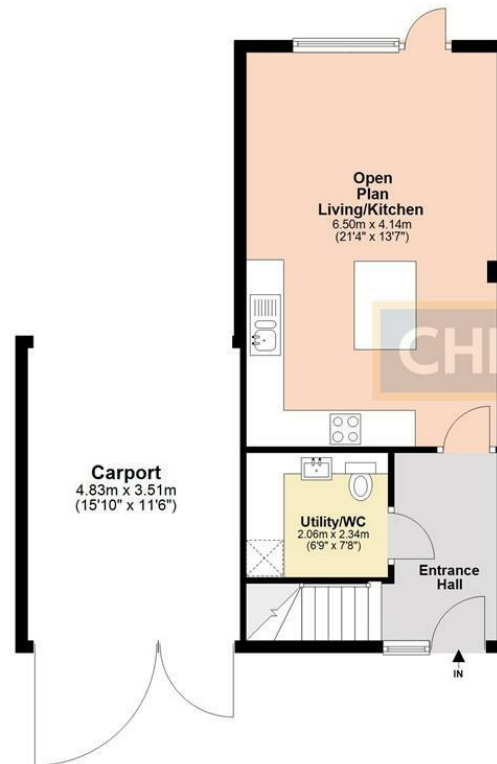




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

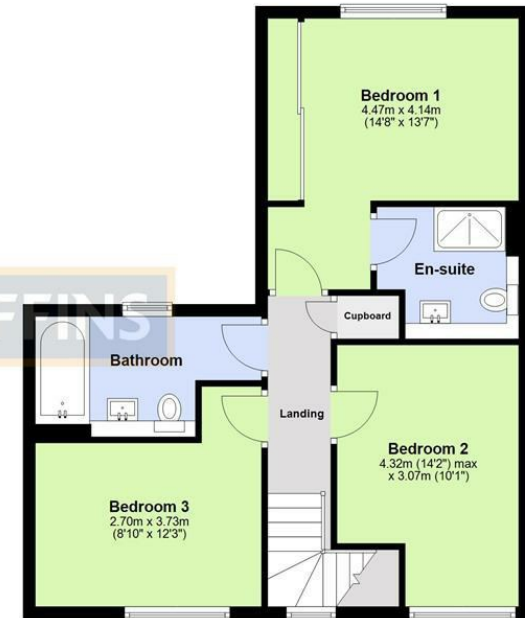
#### Ground Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



#### First Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 sq. feet)

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

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.