



Trevone Place, Cambridge, CB1 3TX



Trevone Place

Cambridge,
CB1 3TX

A beautifully presented and recently renovated three bedroom property extending to approximately 932sqft and arranged over two floors. The property is located close to a range of local amenities and transport links including Addenbrookes Hospital and Cambridge station and is offered with no onward chain.



Guide Price £470,000





UPVC FRONT DOOR

leading into:

ENTRANCE HALL

with tiled flooring, understairs storage, radiator, downlighter, shelving, stairs rising to first floor, access into various rooms.

SITTING/DINING ROOM

carpeted, downlighters, upvc double glazed window overlooking rear of the property and upvc double glazed French doors leading out onto garden, radiator.



KITCHEN

with tiled flooring, a range of floor and wall units, laminate worktop, stainless steel sink and drainer with mixer tap, integrated Limona oven and Limona 4 ring induction hob, upvc double glazed window overlooking front of the property, space for fridge/freezer, part tiled walls, boiler, downlighter, extractor fan.

CLOAKROOM

with tiled flooring, low level w.c., wash hand basin with mixer tap, storage unit below, upvc double glazed frosted window overlooking side of the property, cupboard containing fuse box and electricity meter, heated towel rail, downlighter.



ON THE FIRST FLOOR

LANDING

carpeted, access into loft, storage cupboard and access into various rooms.

PRINCIPAL BEDROOM

carpeted, radiator, downlighter, upvc double glazed overlooking garden, space for wardrobe.

BEDROOM 2

carpeted, radiator, downlighter, upvc double glazed window overlooking rear of the property.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, radiator, downlighter.

BATHROOM

with laminate flooring, walk-in shower and further three piece suite comprising of bath, low level w.c., and wash hand basin with mixer tap, upvc double glazed frosted window overlooking front of the property, storage cupboards, heated towel rail, extractor fan, spotlights.

OUTSIDE

The property is approached via footpath leading to upvc front door and gate leading into the garden. Front garden is predominantly laid to lawn with borders and hedging as well as tree in front garden.

Rear garden leading to gate out onto the front of the property. The garden is fully enclosed via wall, predominantly laid to lawn with border and brick built storage shed.



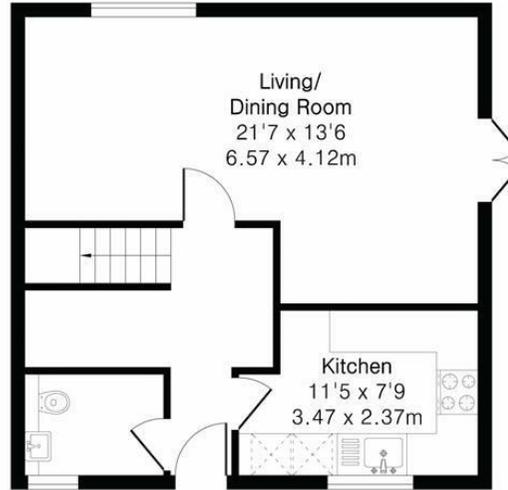
Approximate Gross Internal Area 932 sq ft - 86 sq m

Ground Floor Area 466 sq ft – 43 sq m

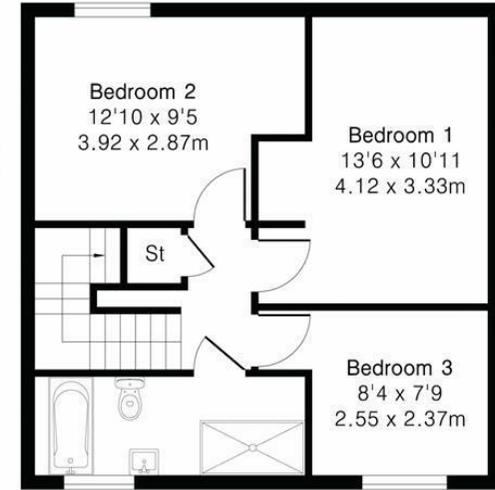
First Floor Area 466 sq ft – 43 sq m



Outbuilding



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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

Guide Price £470,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

