



Beech Drive, Trumpington, CB2 9PQ

CHEFFINS

Beech Drive

Trumpington,
CB2 9PQ

A beautifully presented one bedroom ground floor maisonette extending to approximately 577sqft with the added benefit of allocated parking and garden. The property is situated in close proximity to Addenbrookes Hospital, the city centre, mainline train station and M11.

LOCATION

Beech Drive in Trumpington offers an exclusive residential setting just minutes from Cambridge city centre. Surrounded by green spaces and close to Addenbrooke's Hospital, the Biomedical Campus, and excellent schools, this sought-after location combines suburban tranquillity with superb transport links, ideal for families and professionals alike.



Guide Price £300,000





FRONT DOOR

leading into:

ENTRANCE HALL

with wooden flooring, downlighter, radiator, storage cupboard housing fuse box and access into various rooms including:

SITTING ROOM/KITCHEN

with wooden flooring, upvc double glazed window overlooking the front of the property, upvc double glazed windows overlooking the garden to the side of the property, sliding doors opening out onto garden at the side of the property, radiator, downlighter. Kitchen has a range of floor and wall units, laminate worktop, laminate splashback, 4 ring electric Smeg induction hob and integrated Smeg oven with extractor fan and splashback, stainless steel sink and drainer with mixer tap, integrated Smeg microwave, fridge, integrated Smeg freezer, cupboard housing boiler, integrated Smeg dishwasher, integrated Hotpoint washing machine, LED spotlights, and tiled flooring.

BEDROOM

carpeted, built-in mirrored wardrobe with sliding door, hanging rails and shelving, upvc double glazed window overlooking the side of the property, radiator, downlighter.

BATHROOM

with tiled floor, part tiled walls, LED spotlights and three piece suite comprising of bath with shower over, tiled, low level w.c., wash hand basin with mixer tap, extractor fan, heated towel rail.

OUTSIDE

The property is approached via path leading to upvc front door with upvc double glazed window, allocated parking space for one vehicle directly outside the front of the property. There is also a garden area which is partially enclosed with low level rail fencing predominantly laid to lawn and further enclosed by hedging. Terrace area, outside seating.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 238 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £804.57
Service Charge Review Period - N/A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	

Approximate Gross Internal Area 577 sq ft - 54 sq m



Ground Floor

Guide Price £300,000
Tenure - Leasehold - Share of Freehold
Council Tax Band - B
Local Authority - Cambridge



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.

