



Alpha Terrace, Trumpington, CB2 9HT

**CHEFFINS**

## Alpha Terrace

Trumpington,  
CB2 9HT

A cleverly extended Victorian end of terraced residence, in need of some sympathetic improvement and updating, with a private and low maintenance rear garden, occupying and attractive position in this ever popular and well-regarded residential street, close to a wealth of local amenities as well as the city centre, Cambridge Station and other major commuter links.

### 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.

3 2 1

**Guide Price £450,000**





## PANELLED GLAZED ENTRANCE DOOR

with picture light above leading into:

## ENTRANCE HALLWAY

with inset footwell, radiator, stairs rising to first floor accommodation, panelled door leading through into:

## OPEN PLAN LIVING/DINING ROOM

Living area with cast iron feature fireplace with wooden mantel and built-in storage cupboards and shelving in recess of chimney breast, radiator, sash window with secondary glazing to front aspect. Opening into Dining Area with understairs storage cupboard, radiator, and panelled doors opening through into:

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, tiled splashback, integrated 4 ring gas hob with tiled splashback, oven below, space for fridge/freezer, space and plumbing for washer/dryer, inset LED downlighters, part high vaulted ceiling, Velux skylight, radiator, wall mounted Vaillant gas fired combi boiler providing hot water and heating for the property, additional extractor fan, panelled glazed door leading out onto garden, panelled door providing access into:

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, tiled surround, glazed shower partition, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, radiator, extractor fan, inset LED downlighters, double

glazed window fitted with privacy glass out onto garden.

## ON THE FIRST FLOOR

## SPLIT-LEVEL LANDING

with loft access, panelled doors providing access into respective rooms.

## BEDROOM 1

with radiator, sash window to front aspect.

## BEDROOM 2

with built-in wardrobe, radiator, sash window overlooking garden.

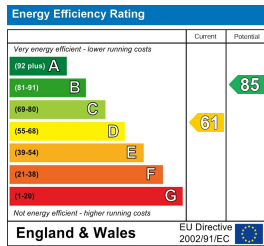
## BEDROOM 3

with radiator, sash window overlooking garden.

## OUTSIDE

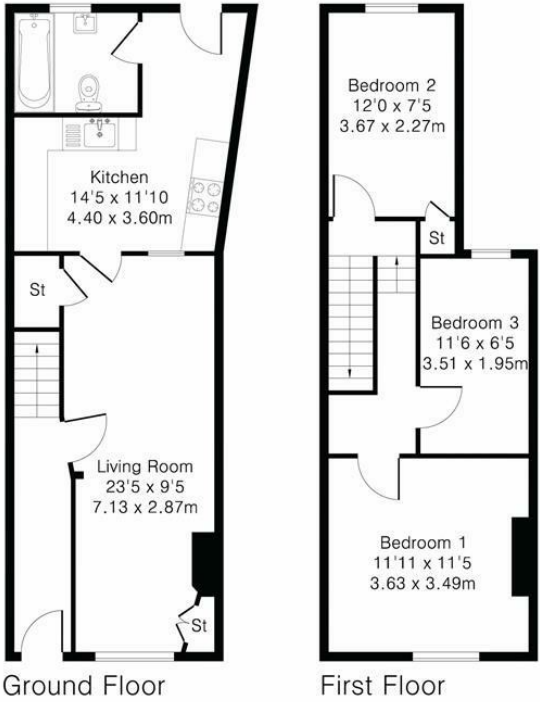
To the front of the property is approached off Alpha Terrace via a pedestrian pathway leading to the front entrance door.

To the rear of the property is a private garden principally laid to lawn with a paved and gravelled area led directly off the rear part of the property with trellising and climbing plants covering the side access gate. Continuation of the paved pathway leads down one side of the garden and borders an area principally laid to lawn and this continuation of the paved pathway provides access to the remainder of the garden, timber storage shed, raised bedded areas created by timber sleepers and a further hardstanding area ideal for additional sheds or outbuildings. There are a number of well stocked beds with mature shrubs and trees as well as flowering plants.



Guide Price £450,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – Cambridge

Approximate Gross Internal Area 841 sq ft – 79 sq m  
 Ground Floor Area 459 sq ft – 43 sq m  
 First Floor Area 382 sq ft – 36 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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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.

