Alpha Terrace, Trumpington, CB2 9HS

CHEFFINS

CHEFFINS

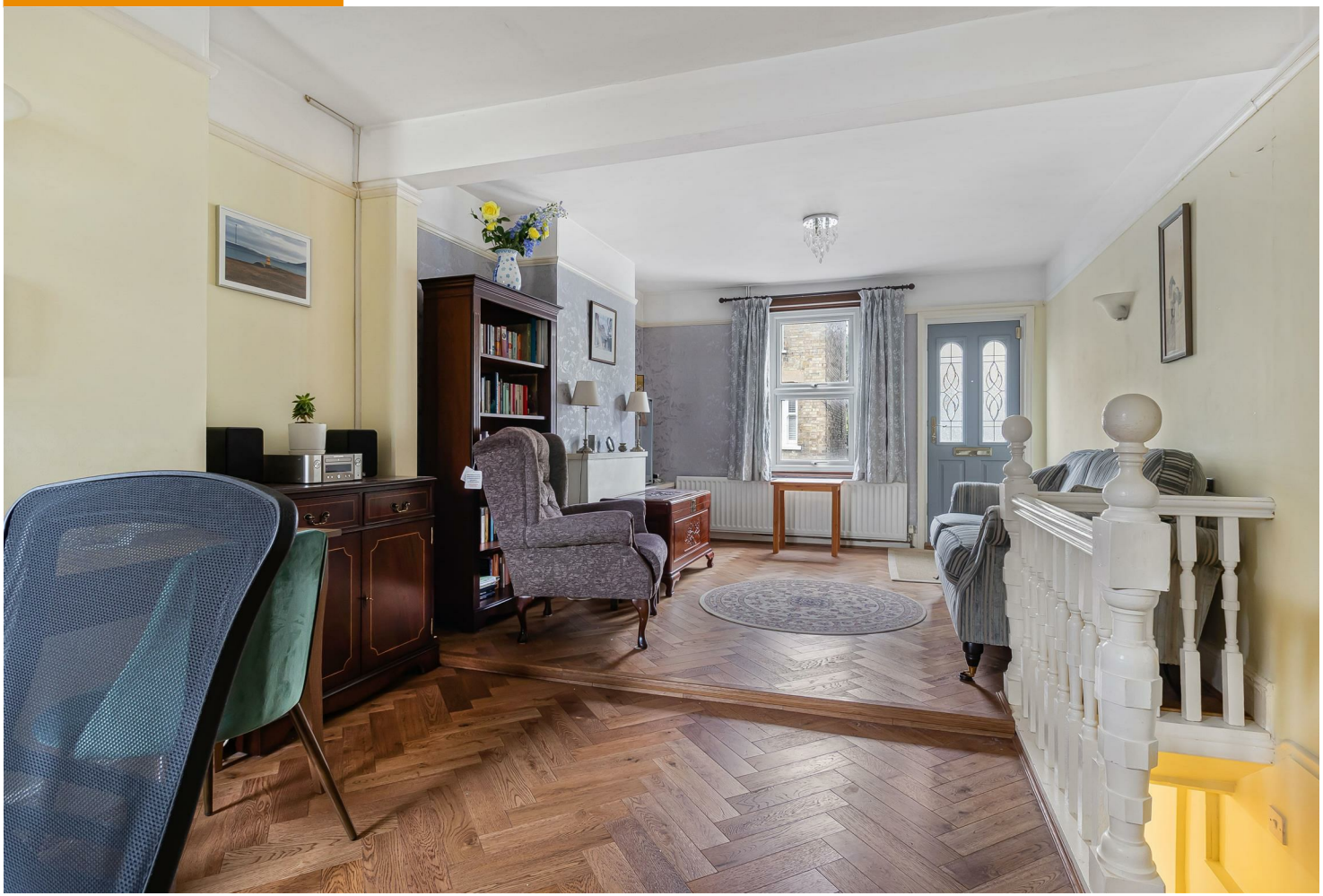
Alpha Terrace

Trumpington,
CB2 9HS

2 1 2

Guide Price £400,000

A beautifully presented two bedroom terraced property extending to approximately 821sqft and arranged over three floors. The property further benefits from a generous rear garden and brick built outbuilding and is located close to local amenities and transport links.



LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

FRONT ENTRANCE DOOR
into:

SITTING/DINING ROOM
The sitting room with a upvc double glazed window overlooking the front of the property, radiator, downlight, parquet flooring, feature fireplace. Dining Room with continuation of parquet flooring, upvc double glazed window overlooking rear garden, radiator, stairs down.

STUDY/MUSIC ROOM
Carpeted, UPVC Double glazed window, downlight, built in storage cupboard as well as further overhead storage cupboards

KITCHEN
A range of floor and wall units with quartz worktop, stainless steel sink with mixer tap and quartz drainer, integrated oven with four ring gas hob and extractor fan, integrated microwave, integrated fridge, boiler, UPVC double glazed window overlooking the side of the property and UPVC double glazed door leading into rear garden, laminate flooring and downlights.

BATHROOM
three piece suite comprising of walk-in tiled shower with low level w.c. and wash hand basin, storage cupboards beneath, tiled walls and laminate flooring, upvc double glazed frosted window overlooking the side of the property, heated towel rail, downlight.

ON THE FIRST FLOOR

LANDING
carpeted.

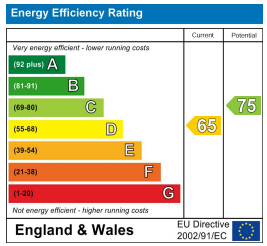
PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking front of the property, two sets of built-in wardrobes with hanging rail and shelving, feature fireplace, bookshelving, downlight and radiator.

BEDROOM 2
carpeted, upvc double glazed window overlooking the rear of the property, built-in wardrobe with hanging rail and shelving, further storage cupboard.

OUTSIDE
The property is approached via pathway leading to front door.

Rear garden with pathway leading down the side of the property. Rear garden is predominantly laid to lawn and fully enclosed via timber fencing, borders containing a variety of shrubs, path leads to brick built outbuilding and the property has a right of way across neighbouring properties for bins.

CHEFFINS



Guide Price £400,000

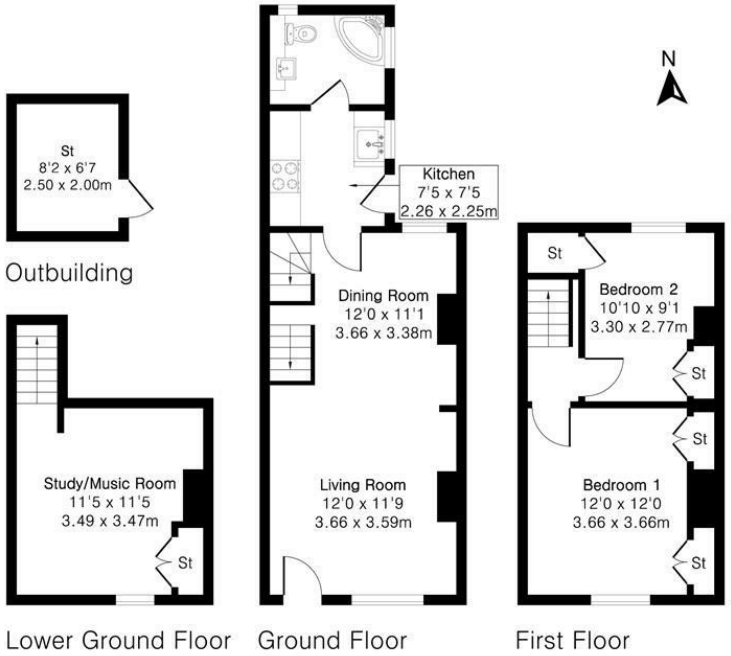
Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 821 sq ft - 77 sq m
(Excluding Outbuilding)

Lower Ground Floor Area 158 sq ft – 15 sq m
Ground Floor Area 383 sq ft – 36 sq m
First Floor Area 280 sq ft – 26 sq m
Outbuilding Area 54 sq ft – 5 sq m



PINKPLAN

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

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.