



Bishops Road, Cambridge, CB2 9NR



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A beautifully presented and well proportioned terraced residence, benefiting from UPVC double glazed windows and gas fired central heating.

The property offers spacious accommodation, including a generous sitting room and a well-appointed kitchen/dining room, and occupies a pleasant position at the end of the road within the highly regarded Trumpington district of the city.

Further benefits include an enclosed rear garden and a single garage situated in a nearby block.

The location is particularly convenient for a good range of local amenities, together with excellent access to major road and rail links.



Guide Price £450,000





LOCATION

Bishops Road is ideally situated within the highly regarded south Cambridge district of Trumpington, a thriving and well-connected area popular with families and professionals alike. The property enjoys excellent access to a wide range of amenities, including supermarkets, cafés, schools and healthcare facilities, together with extensive green spaces such as Trumpington Meadows Country Park. The area is particularly convenient for commuters, with nearby Cambridge North to London King's Cross rail services via Cambridge Station, the Cambridgeshire Guided Busway and the M11 providing swift links to London and Stansted Airport. Addenbrooke's Hospital, the Biomedical Campus and the historic city centre are all within easy reach.

ENTRANCE DOOR

leads into the:

ENTRANCE PORCH

with UPVC double glazed windows to three aspects. A fluted glazed internal door opens into:

RECEPTION HALLWAY

with double panelled radiator, coat hooks, and staircase rising to the first floor with natural timber handrail.

SITTING ROOM

A comfortable reception room with coved ceiling, double panelled radiator, uPVC double glazed window to the front aspect, and useful understairs storage cupboard with shelving.

KITCHEN/DINING ROOM

Fitted with a generous range of storage cupboards and drawers to base and eye level, complemented by rolled edge working surfaces and tiled splashbacks. Inset one-and-a-half bowl single drainer stainless steel sink unit with mixer tap.

Appliances include freestanding Duel Fuel Hotpoint cooker with electric double oven and grill, gas hob, together with extractor hood above. Plumbing and space for automatic washing machine and dishwasher, plus recess for

refrigerator. Cupboard housing Worcester Bosch gas-fired boiler providing domestic hot water and central heating.

Tiled floor, UPVC double glazed window overlooking the rear garden, double glazed sliding patio doors to outside, and double panelled radiator.

FIRST FLOOR

Landing with access to loft space.

BEDROOM 1

With radiator, fitted wardrobe cupboard with shelving and hanging rail, and uPVC part-frosted double glazed window to the front.

BEDROOM 2

With radiator, built-in wardrobe cupboard with shelving and hanging rail, and additional airing cupboard housing insulated hot water cylinder with slatted shelving. uPVC double glazed window to the rear.

BEDROOM 3

With fitted cupboard with slatted shelving, radiator, and uPVC double glazed window to the front.

BATHROOM

Fitted with a white three-piece suite comprising panelled bath with mixer

shower tap and electric shower unit above, tiled surround and shower curtain, low level WC, and hand wash basin with mixer tap and storage cupboard beneath.

Part tiled walls, extractor fan, mirrored medicine cabinet, radiator, and UPVC frosted double glazed window.

OUTSIDE

The front garden is laid principally to lawn with pathway to the front door and shrub borders.

The enclosed rear garden includes a paved patio area, established flower and shrub borders, and gated rear access.

GARAGE

Single garage situated in nearby block, with up-and-over door

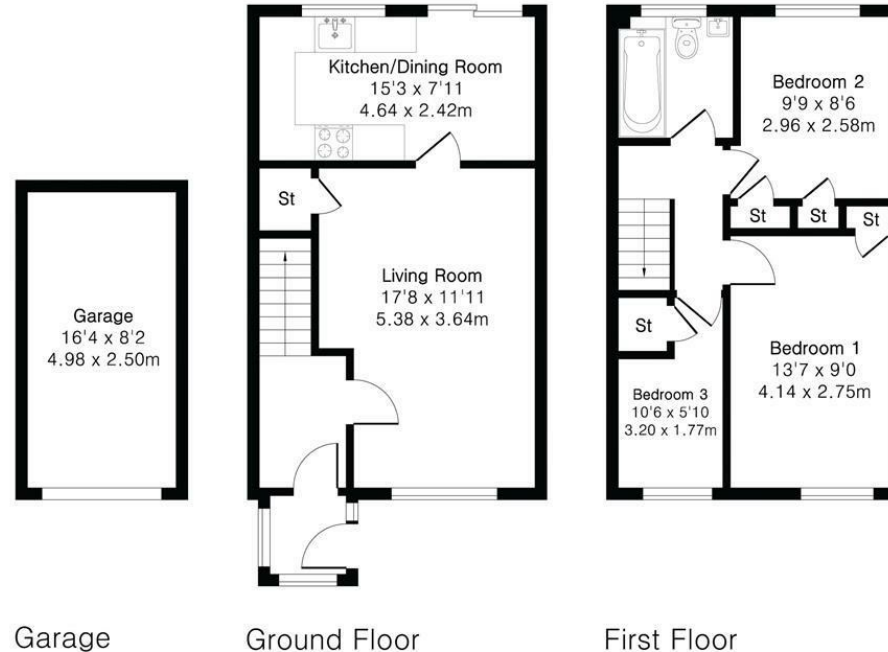






**Approximate Gross Internal Area 812 sq ft - 76 sq m
(Excluding Garage)**

Ground Floor Area 416 sq ft – 39 sq m
 First Floor Area 396 sq ft – 37 sq m
 Garage Area 134 sq ft – 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		70	78
EU Directive 2002/91/EC			

Guide Price £450,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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.



[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.