



Bishops Road, Trumpington, CB2 9NR

**CHEFFINS**

## Bishops Road

Trumpington,  
CB2 9NR

An excellent opportunity to acquire this established three bedroom mid terraced home, in need of sympathetic improvement and updating, situated in a sought after location offering easy access to the surrounding amenities. The accommodation extends to 803 sq. ft. arranged over two floors and enjoys the added benefit of a private rear garden with rear access.

### LOCATION

Bishops Road is situated within the popular residential area of Trumpington, approximately 2 miles south of Cambridge city centre. The property is ideally placed for a wide range of local amenities, including shops, cafés, schools, leisure facilities and the extensive open spaces of Trumpington Meadows. The Cambridge Biomedical Campus and Addenbrooke's Hospital are also within easy reach, while the recently opened Cambridge South railway station provides an excellent additional transport connection, with direct services towards Cambridge, London and destinations across the wider rail network. The Guided Busway and dedicated cycle routes provide further convenient access into Cambridge city centre, whilst the M11 is readily accessible for connections towards London and the wider motorway network.



**Guide Price £350,000**





## FRONT ENTRANCE DOOR

to:

## ENTRANCE PORCH

with triple aspect glazed windows with frosted glass and door to:

## ENTRANCE HALL

with staircase leading off to first floor, radiator, door to:

## LIVING ROOM

A generous principal reception room with sealed unit double glazed windows to front aspect, radiator, large built-in storage cupboard understairs, natural wood style flooring and door to:

## KITCHEN/DINING ROOM

with inset stainless steel sink unit with cupboards below and worktop to side with space and plumbing for washing machine and space for tumble dryer, further fitted base units comprising worktops with cupboards and drawers below, space for further appliances, range of wall storage cupboards and glass fronted display cabinets, inset oven with 4 point gas hob above and extractor cooker hood, radiator, sealed unit double glazed window to rear aspect and full height sealed unit double glazed sliding doors leading to rear pebblestone courtyard style area and the rear garden.

## ON THE FIRST FLOOR

## LANDING

with trap door to roof space.

## BEDROOM 1

with built-in wardrobe, radiator, sealed unit double glazed windows to front aspect.

## BEDROOM 2

radiator, sealed unit double glazed windows to rear aspect and two built-in wardrobes.

## BEDROOM 3

with built-in wardrobe/storage cupboard, radiator, sealed unit double glazed windows to front aspect.

## BATHROOM

with bath with separate wall mounted shower unit and glazed shower screen, wash hand basin and low level w.c., wall mirror, radiator, windows to rear aspect.

## OUTSIDE

To the front of the property is a garden area laid to lawn and pathway leading to front entrance door.

To the rear of the property there is a long enclosed garden which is laid to lawn with a pebblestone courtyard style area immediately adjacent to the rear of the property with outside light and pathway leading to a further paved area with garden storage shed, hedgerow to side and rear gateway leading into the lane to the rear of the property.

## AGENTS NOTE

The en-bloc garage is not included in the sale and does not form part of the property being offered.



| 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                             | EU Directive 2002/91/EC |           |

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Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

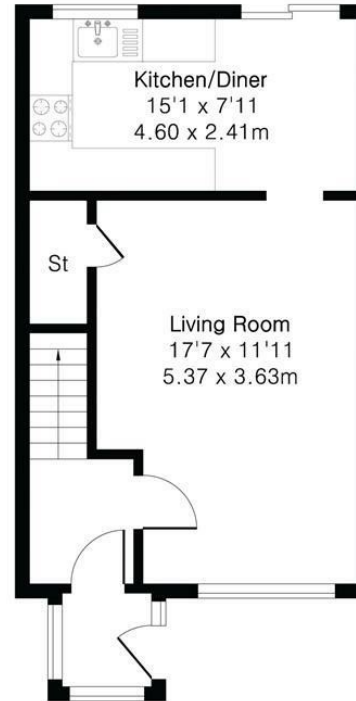


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

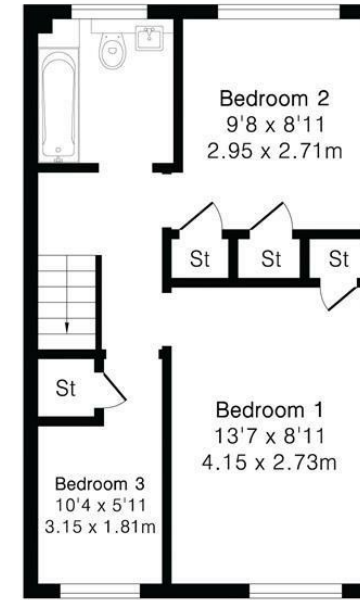
**Approximate Gross Internal Area 803 sq ft - 74 sq m**

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 392 sq ft – 36 sq m



Ground Floor



First Floor

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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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