



Clay Farm Drive, Trumpington, CB2 9BX

CHEFFINS

Clay Farm Drive

Trumpington,
CB2 9BX

A beautifully presented, south-facing and well-proportioned three-storey end-of-terrace residence, featuring a rear garden, off-road parking and an enclosed first-floor terrace. The property benefits from an excellent EPC rating of B and offered for sale with no onward chain.

3 2 2

Guide Price £700,000





LOCATION

Clay Farm Drive is situated within the popular residential area of Trumpington, to the south of Cambridge city centre, offering convenient access to a range of local amenities, schooling and recreational facilities. The nearby Clay Farm Centre provides a library, medical centre and community facilities, whilst the surrounding area benefits from a variety of shops, cafés and green spaces. The property is well placed for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, with the city centre readily accessible by bicycle, bus and the guided busway. Cambridge South railway station also provides further transport connections, whilst the nearby M11 and A10 offer convenient routes for travel further afield.

ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

staircase rising to the upper floors and door through into:

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with stone working surfaces with glazed and matching splashbacks with Quooker tap, fitted appliances include Smeg electric fan oven, Smeg dishwasher, 5 ring Smeg gas hob with extractor fan above, ceiling with a range of inset downlighters, wooden flooring with underfloor heating, double width coats cupboard with shelving and hanging rail with courtesy lighting and understairs storage cupboard, provision for wall mounted television, triple glazed window to the front, triple glazed windows to the rear and triple glazed and panelled door leading to:

UTILITY ROOM

working surfaces, plumbing and space for automatic washing machine, space for tumble dryer, storage cupboard, wood flooring, underfloor heating, extractor fan, downlighters.

CLOAKROOM

fitted with white suite comprising wall hung wash hand basin with mixer tap and dual flush w.c., part tiled walls, wooden flooring with underfloor heating, extractor fan, ceiling with inset downlighters, triple glazed frosted window to the rear.

REAR COURTYARD

gated access leading to parking and gravelled rosebeds, outside light and tap.

ON THE FIRST FLOOR

LANDING

staircase rising to second floor.

LIVING ROOM

wood flooring with underfloor heating, extractor fan, triple glazed windows and doors to the rear leading out to first floor terrace with composite decking and enclosed by fencing.

BEDROOM 1

extractor fan, range of fitted wardrobe cupboards, triple glazed windows to the front.

ENSUITE SHOWER ROOM

fitted with white suite comprising wash hand basin, low level dual flush w.c., tiled shower cubicle with glazed door, heated towel rail/radiator, extractor fan, ceiling with inset downlighters, underfloor heating.

ON THE SECOND FLOOR

LANDING

with a range of fitted storage cupboards with mechanical air circulation system, underfloor heating.

BEDROOM 2

air vent, triple glazed window to the front, fitted desk/dressing table with cupboards

and drawers to either side, underfloor heating.

BEDROOM 3

fitted with a range of Neville Johnson wardrobes, drawers and shelving and fitted desk, underfloor heating, triple glazed windows to the rear.

BATHROOM

fitted with white suite comprising panelled bath with wall mounted mixer, separate shower above with glazed shower screen, wash hand basin, storage drawer below and low level dual flush w.c., extensive ceramic wall tiling, heated towel rail/radiator, underfloor heating, extractor fan, triple glazed and frosted window to the rear.

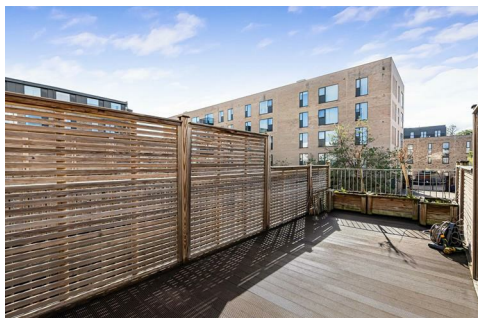
OUTSIDE

Front garden, block paving and large storage cupboard.

Rear garden which is paved with covered parking area with gravelled and rosebeds, outside lighting and water. First floor terrace with deck enclosed by fencing.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	81	85
EU Directive 2002/91/EC		

Guide Price £700,000

Tenure - Freehold

Council Tax Band - F

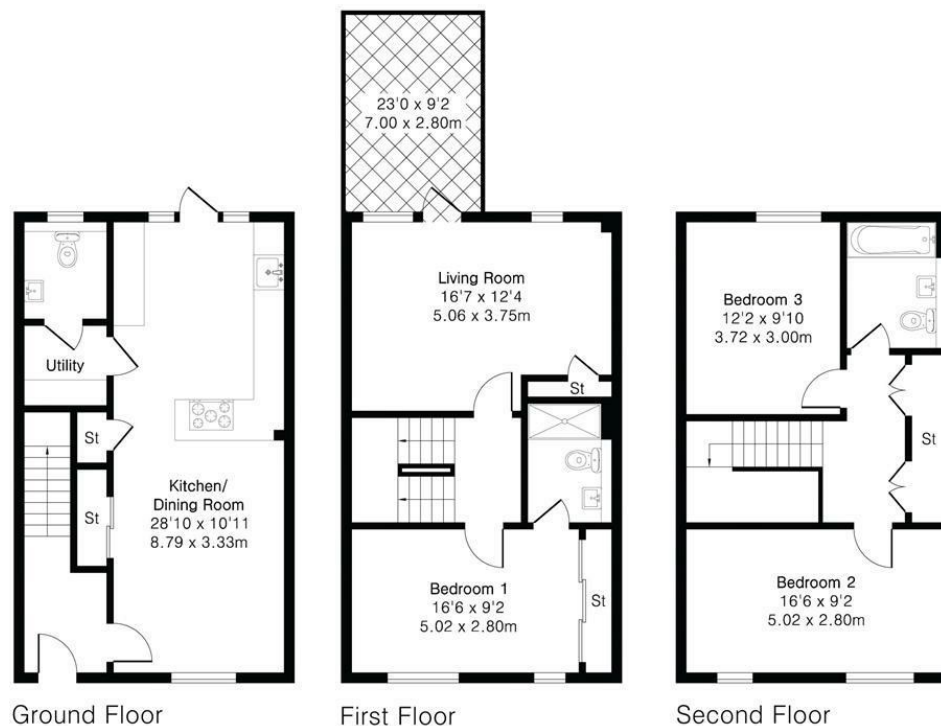
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1440 sq ft - 135 sq m

Ground Floor Area 480 sq ft - 45 sq m

First Floor Area 480 sq ft - 45 sq m

Second Floor Area 480 sq ft - 45 sq m



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.

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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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