



Craven Close, Trumpington, CB2 9NW

CHEFFINS

Craven Close

Trumpington,
CB2 9NW

A well-proportioned single storey residence, requiring sympathetic improvement and updating throughout, enjoying off-street parking and garage, located in this highly desirable and quiet residential cul-de-sac, in the extremely favoured Trumpington, with close proximity to a wealth of vibrant local amenities, Grantchester, Addenbrookes as well as the upcoming Cambridge South Station.

LOCATION

Trumpington, located on the southern edge of Cambridge, offers a blend of modern amenities and historical charm, making it a desirable place to live. The former village of Trumpington features a variety of shops, supermarkets, and dining options, along with excellent educational institutions like Trumpington Community College and proximity to the University of Cambridge. Healthcare is well-covered with Trumpington Medical Practice and the nearby Addenbrooke's Hospital. For leisure, Trumpington Meadows Country Park provides green spaces and trails, while the Trumpington Pavilion and Clay Farm Centre host community events. Historical sites such as the Church of St Mary and St Michael add cultural value. Trumpington boasts excellent transport links, including frequent bus services, proximity to the M11 motorway, dedicated cycling paths, and the nearby Cambridge railway station, offering regular services to London and other major cities. The Trumpington Park and Ride facility further enhances accessibility, making it ideal for families, professionals, and students.

2 1 1

Guide Price £400,000





PANELLED GLAZED ENTRANCE DOOR
with stained and privacy glass leading through into:

ENTRANCE HALLWAY
with inset footwell, coved ceiling, saloon doors leading through into Kitchen and leading into:

OPEN PLAN LIVING/DINING ROOM
with coved ceiling, radiator, wall mounted lighting, panelled doors providing access into bedrooms and bathrooms, as well as a set of sliding double glazed doors leading out to garden as well as creating a large entry point of light into this room.



KITCHEN
comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect rollop working surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, space for cooker with tiled splashback and extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, wall mounted gas fired Combi boiler providing hot water and heating for the property, tiled effect flooring, double glazed window overlooking garden.

BEDROOM 1
with radiator, double glazed window to front aspect.

BEDROOM 2
with radiator, double glazed window to front aspect.

SHOWER ROOM
comprising of a three piece suite with corner shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, towel rail, wall mounted mirror cabinetry, double glazed window fitted with privacy glass out onto side aspect.

OUTSIDE
To the front the property is approached off Craven Close via a dropped tarmac kerb leading onto a block paved driveway with parking for a handful of vehicles but predominantly providing access to the garage.

To the rear of the property is a low maintenance garden principally laid to gravel with some paved patio areas led directly off the rear part of the property. Enclosing the gravelled areas is a handful of raised beds, timber storage shed, some other bedding full of mature shrubs and trees, a side access door into GARAGE as well as a wide access gate leading back round to the front. Garage can be accessed via the aforementioned side door as well as the up and over door to the front and fitted with power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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		

Guide Price £400,000

Tenure - Freehold

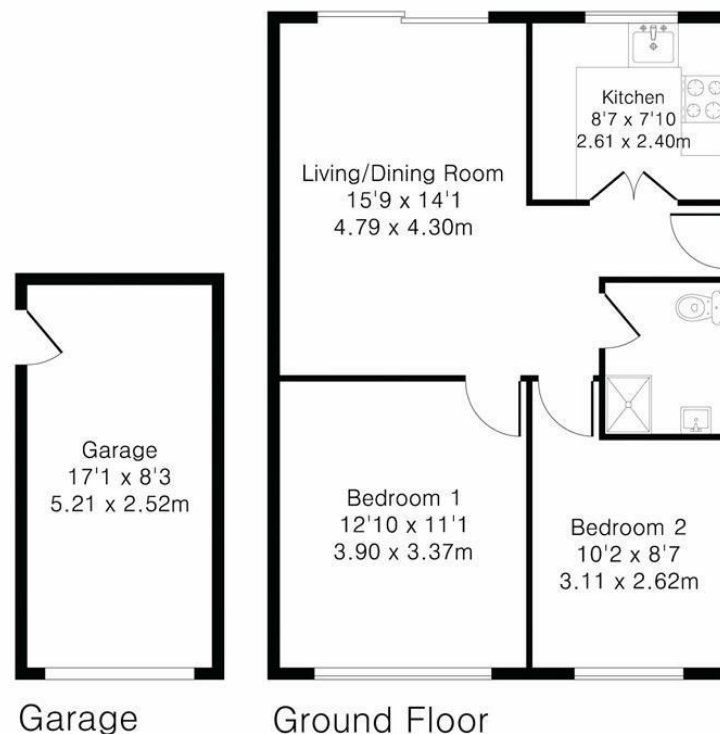
Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 573 sq ft – 53 sq m

Ground Floor Area 573 sq ft – 53 sq m

Garage Area 141 sq ft – 13 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.

CHEFFINS

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



CHEFFINS