



93 sqm / 1001 sqft

0.04 acre / 160 sqm

Terraced house

3 bed, 1 recep, 1 bath

Garage & on street parking

1968 - Freehold

EPC - C / 69

Council tax band - C

SCOTSDOWNE

Offered for sale with the benefit of no onward chain, this well-proportioned three-bedroom terraced home provides approximately 1,000 sq ft (93 sq m) of accommodation, including a conservatory, private rear garden and garage, and is ideally located within this highly sought-after residential area of Trumpington.



Guide Price
£475,000.00



This three bedroom terraced property has been lovingly maintained and is particularly notable as the current owners have been the only owners since it was built in 1968, presenting a rare opportunity to acquire a long-held family home in this highly sought-after location.

The property is approached via a front garden and pathway leading to the entrance hall, which provides access to the kitchen, cloakroom, and the principal reception space. The kitchen is fitted with a comprehensive range of wall and base units with ample work surfaces and space for appliances, and enjoys a pleasant outlook to the front. To the rear, the generous sitting/dining room extends over 19 ft, offering excellent space for both relaxation and entertaining, with a glazed door leading into a bright conservatory overlooking the garden.

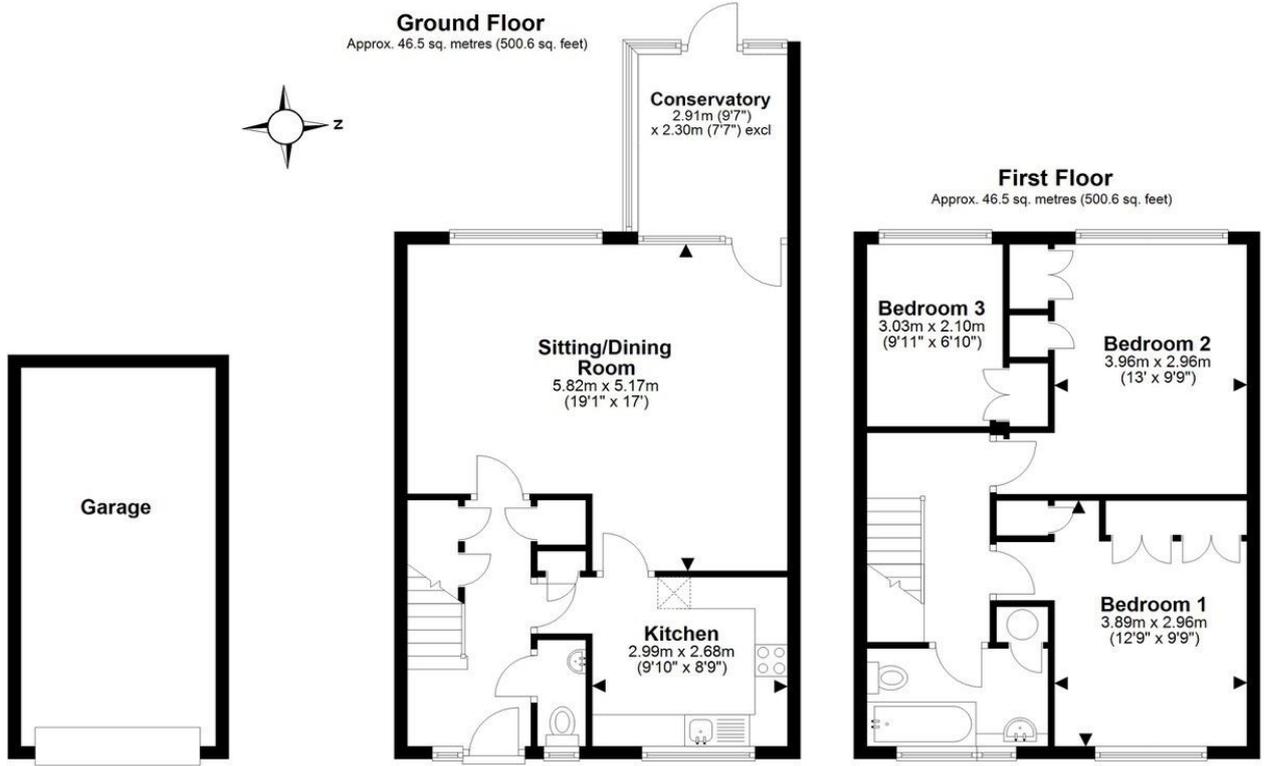
Upstairs, the first floor comprises three bedrooms, including a spacious principal bedroom with built-in wardrobes, a second comfortable double bedroom, and a well-proportioned single bedroom suitable for use as a guest room, nursery, or home office. The family bathroom is fitted with a bath with shower over, hand basin and w.c.

Outside, the enclosed rear garden is mainly laid to lawn with mature planting, a patio area, and pathway providing a pleasant and private outdoor space. There is a wooden garden shed located at the end of the garden and a garage located nearby offers useful secure parking or storage.

Trumpington is a thriving, fast-growing part of the city that still manages to retain its village identity and strong sense of community. It is exceptionally well located for access into the Addenbrookes campus, out to the M11 and into the city by car, bus, guided bus, one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without mixing with traffic.

The area benefits from three primary schools and a state-of-the-art secondary school with excellent sporting facilities. Many of the city's leading independent schools are also within easy cycling distance. Trumpington offers a wide range of amenities including restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre, along with a major Waitrose supermarket and Sainsbury's Local.

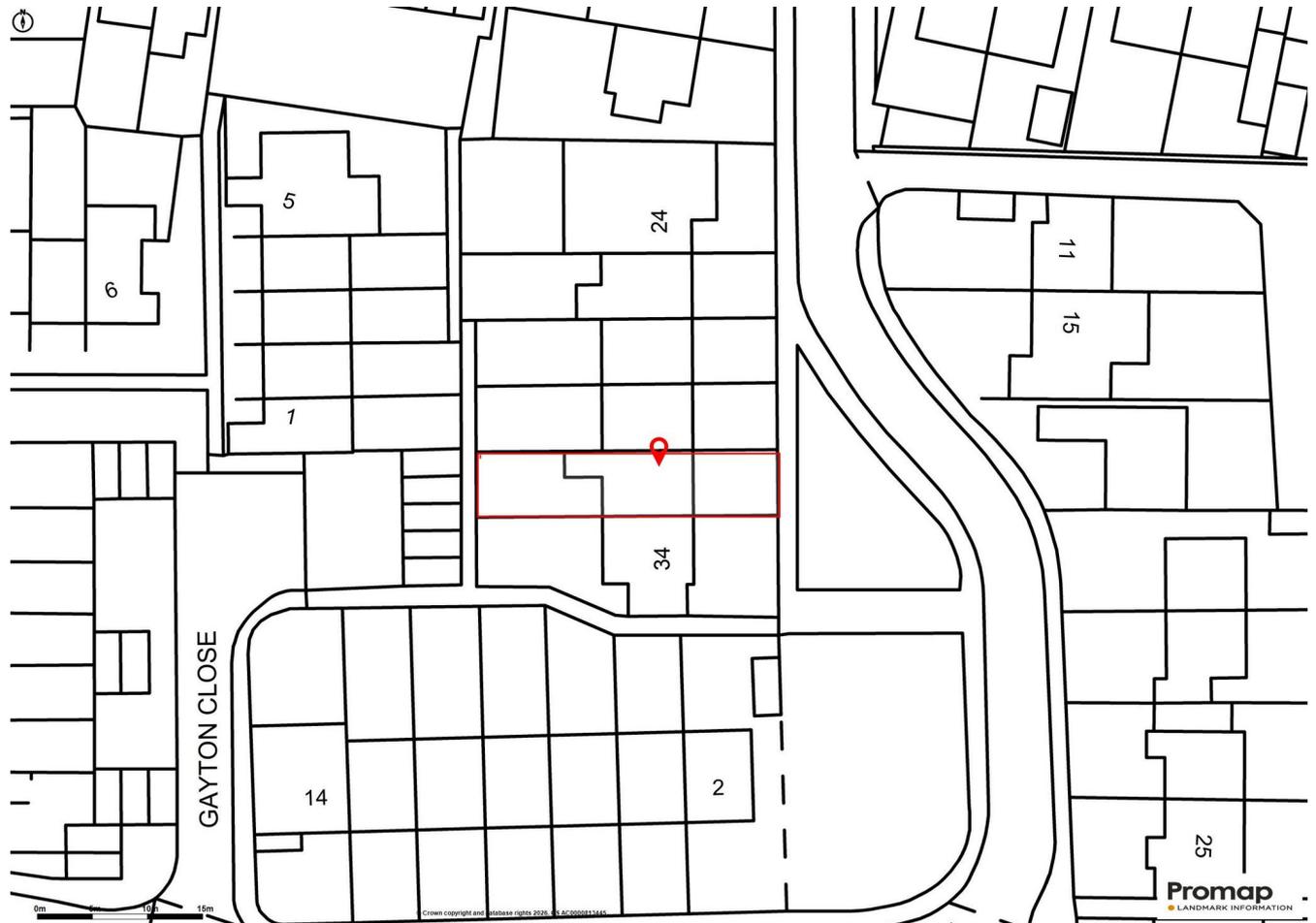




Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.



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