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£1,695 PCM EPC - B

SPRING DRIVE, TRUMPINGTON MEADOWS, CAMBRIDGE CB2 9AB



Trumpington Meadows is an award-winning collection of homes in Cambridge, less than 3 miles from Cambridge City Centre. This prestigious four bedroom townhouse has been crated to an exceptional standard and boasts beautiful design features. Two Allocated Parking Spaces. Unfurnished. Available Early April. No Pets Permitted. Deposit £2,345. Tenants Set Up Will Apply. Energy Rating B.

*Lounge *Open Plan Kitchen and Dining Room * Cloakroom * Four Bedrooms * En Suite to Bedroom Two * Family Bathroom *
*En Suite & Dressing Area to Master Bedroom * Two Allocated Parking Spaces *

uPVC double glazed panel wood effect entrance door to:

RECEPTION HALLWAY:

Wood effect flooring. Alarm in understairs cupboard. Radiator.

LOUNGE:

15' 3" X 10' 7" (4.65m X 3.23m) uPVC double glazed window to front. Blind. Wood effect floor. Radiators. Office pack.

CLOAKROOM:

uPVC double glazed window to front. White suite comprising of low level w.c, wall hung wash hand basin with mixer tap. Part tiled. Extractor Fan. Wood effect flooring.

KITCHEN/DINING ROOM:

18' 8" x 11' 9" (5.69m x 3.58m) A range of wall and base units with worktop surfaces over. Stainless steel sink with drainer and mixer tap. uPVC double glazed window to rear. uPVC double glazed French Doors opening onto the garden. Oven with hob and extractor hood over. Integral fridge freezer. Integral washing machine. Integral dishwasher. Spotlights. Wood effect flooring.

FIRST FLOOR:

BEDROOM 2:

14' 10" x 11' 0" (4.52m x 3.35m) uPVC double glazed full length window to front. Carpet. Radiator.

EN SUITE:

White suite comprising of shower, low level w.c., wall hung wash hand basin with mixer tap. Part tiled. Chrome heated towel rail. Shaver point. Extractor Fan. Wood effect flooring.

01763 247788
Estate House, Fish Hill, Royston, SG8 9LD
E: sales@marshallsproperties.co.uk
www.marshallsproperties.co.uk

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Town 0 miles
Town 0 miles



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BEDROOM 3:

12' 4" x 11' 0" (3.76m x 3.35m) uPVC double glazed window to rear. Built in wardrobes. Carpet. Radiator.

BEDROOM 4:

11' 11" x 7' 4" (3.63m x 2.24m) uPVC double glazed window to rear. Carpet. Radiator. Office pack.

BATHROOM:

White suite comprising of panel enclosed bath with chrome mixer tap and shower attachment. Low level w.c. Wall hung wash hand basin with mixer tap. Part tiled. Shaver point. Chrome heated towel rail. Extractor fan. Wood effect floor.

SECOND FLOOR:

BEDROOM 1 & DRESSING AREA:

25' 11" x 10' 11" (7.89m x 3.33m) uPVC double glazed window to rear. Fitted cupboards. Two large storage cupboards in eaves. Radiators. Carpet.

EN SUITE:

White suite comprising of double shower, low level w.c, wall hung wash hand basin with mixer tap. Velux window. Shaver point. Part tiled. Extractor fan. Spotlights. Chrome heated towel rail. Wood effect flooring.

REAR GARDEN:

Mainly laid to lawn with patio area. Gate to rear. Two Allocated parking spaces

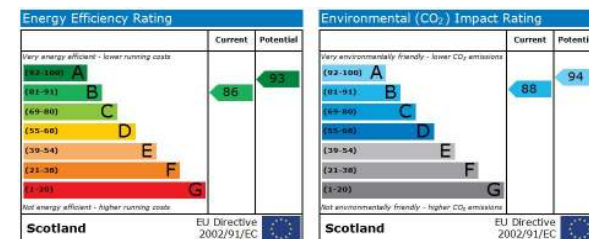
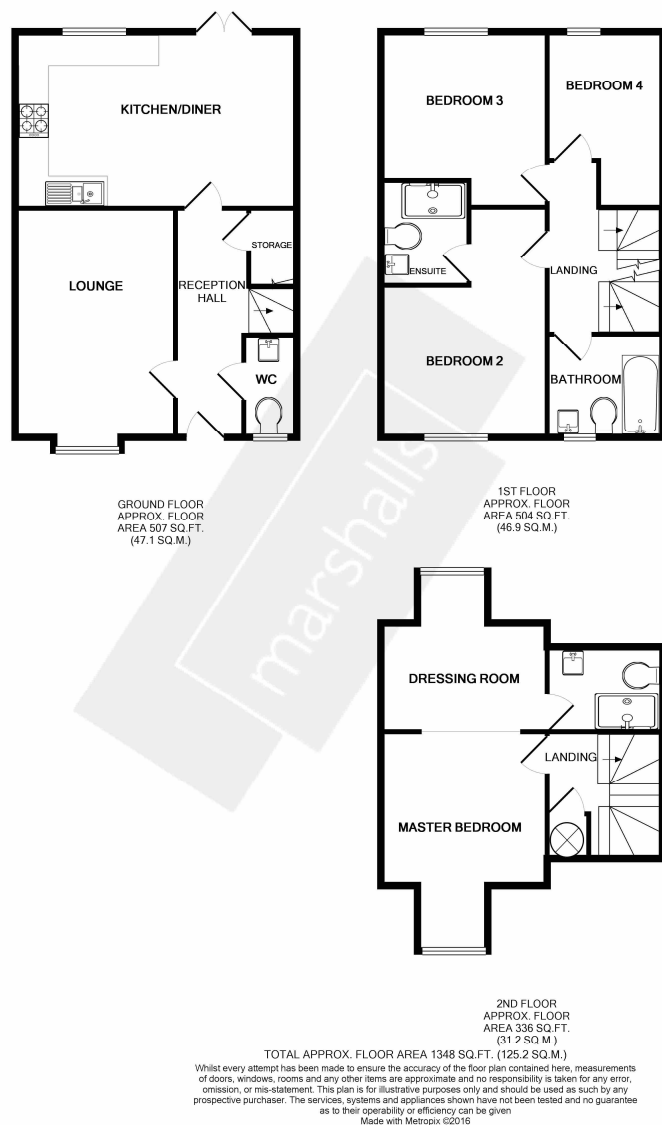
VIEWING:

Strictly by appointment via Marshalls 01763 247788.

AGENT NOTE:

Subject to a Tenancy Set Up Fee.





Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

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