

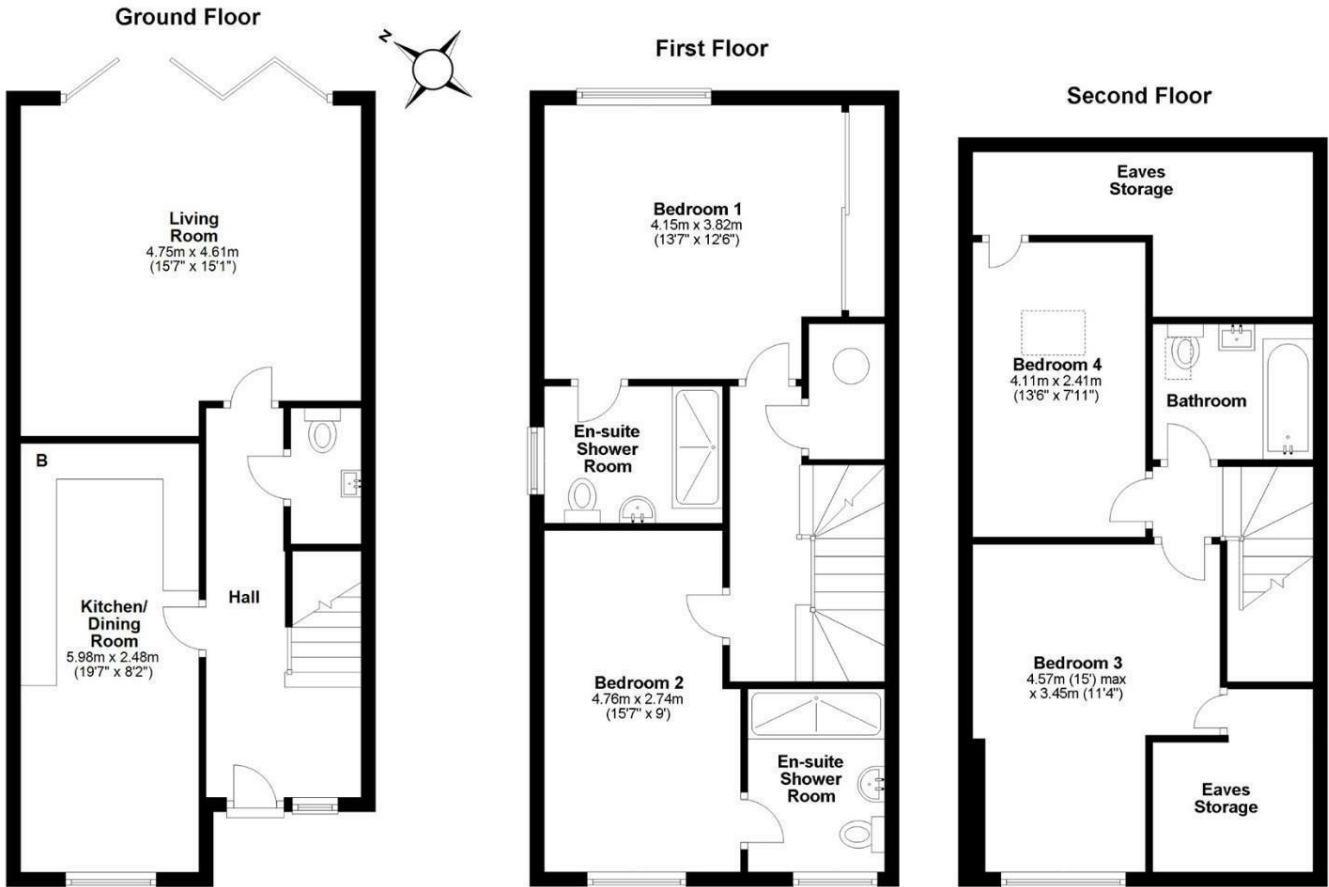


## 5 Wedd Close, Trumpington, Cambridge, CB2 9GT

A modern and stylish 4-bedroom, semi-detached townhouse, beautifully presented throughout, tucked away within a quiet cul-de-sac and so conveniently placed for the city centre and Addenbrooke's Medical Campus. Available with no onward chain.

- 4-bedroom, semi-detached townhouse
- 1450 sqft / 134 sqm
- 2 ensuites, family bathroom, separate w.c.
- Generous sitting room with bifolds to garden
- Plot size - approx 0.04 acres
- Gas-fired heating to radiators
- Driveway parking for two cars
- High specification. Energy efficient
- Ideal location for Addenbrooke's Hospital
- Built in 2020 - approx 4 years remaining on build warranty

**£735,000**



Approx. gross internal floor area 134 sqm (1450 sqft)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>86</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |