14 Todd Street, Trumpington, Cambridge, CB2 9DT

Guide Price £525,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800860

A MODERN, TWO BEDROOM DETACHED HOME, SITUATED IN THIS HIGHLY SOUGHT AREA OF TRUMPINGTON, WITHIN WALKING DISTANCE TO ADDENBROOKE'S, THE BIOMEDICAL CAMPUS AND THE SOON TO BE COMPLETED CAMBRIDGE SOUTH STATION.

- Link-detached property
- Built in 2016
- Gas-fired central heating
- Driveway parking with EV charging point
- Full gigabit fibre broadband
- 2 bedrooms, 1 bathroom, 1 reception room
- 3 years building warranty
- Solar PV panels
- Plot size - 0.04 acres
- EPC - B / 85

This well-presented link-detached home offers spacious and sensibly designed accommodation over two levels, the property boasts large glazing units throughout, resulting in bright and airy rooms, ample storage, a large garden and a carport.

Upon entering the property you have an entrance hall, providing access to the w.c./utility room, a spacious living room with access to the understairs storage area. The kitchen/dining room is fitted with a range of modern base and eye-level units with an integrated oven, a gas hob with an overhead extractor and space for a fridge/freezer.

Upstairs, you have two good-sized double bedrooms both boasting floor to ceiling glazing. The principal bedroom benefits from built-in wardrobes. The family bathroom is fitted with a three-piece white suite, with a shower over the bath.

Outside you have a large, enclosed rear garden mostly laid to lawn with a patio area, shed and access to the front via the car port, with the option to open the car port to provide further off street parking.

Agent's Note
The property benefits form solar PV panels generating 1Kw and approximately £23.52 per annum.
There is full gigabit fibre broadband to property.
There is a current building warranty with 3 years left (expires 24th of November 2028).

Location
Trumpington is an eagerly sought after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

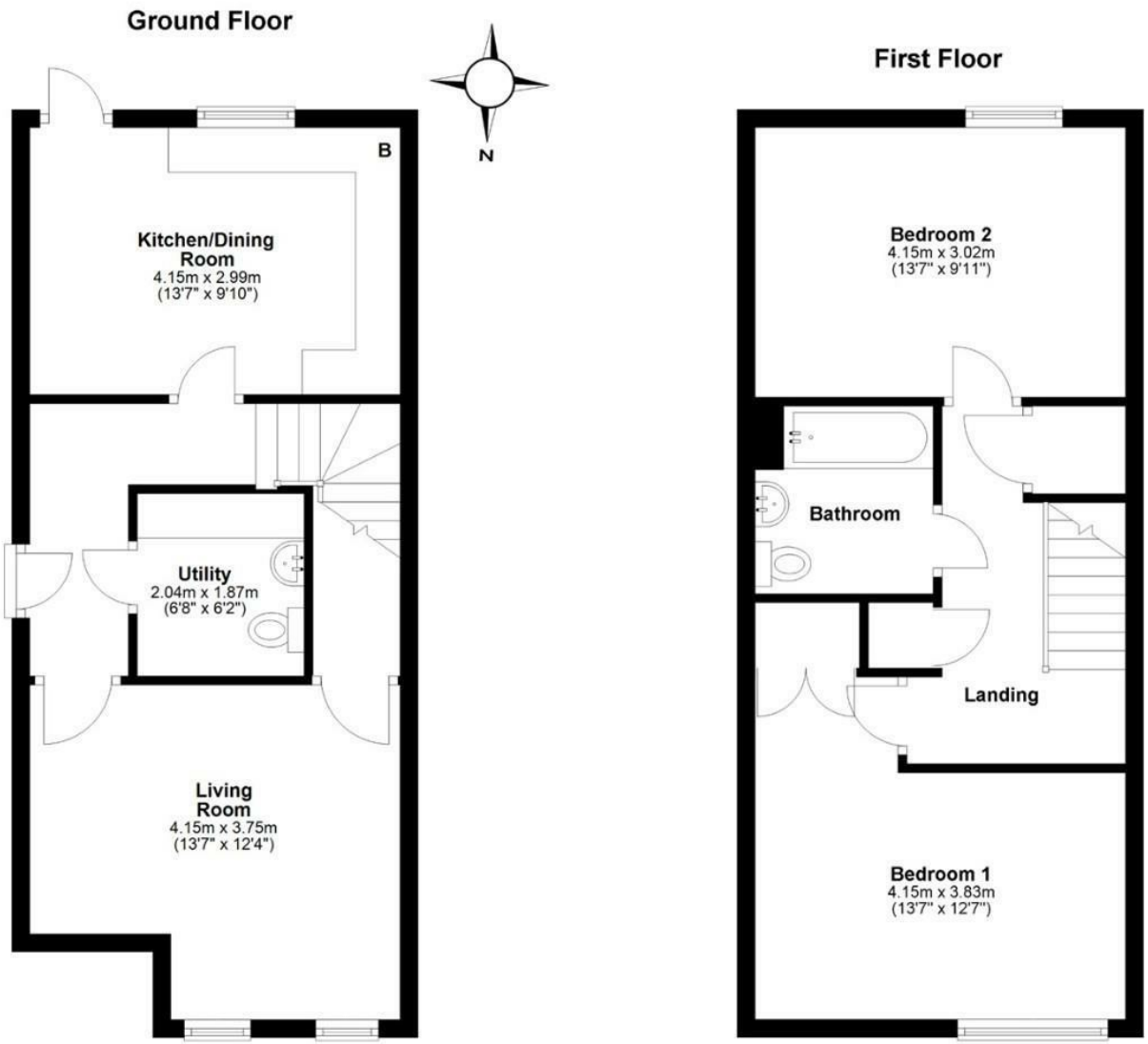
Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage. The property also benefits from solar panels.

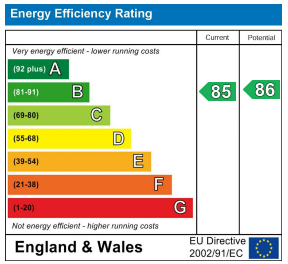
Statutory Authorities
Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Approx. gross internal floor area 81 sqm (875 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

KIT