

11 Monkswell, Trumpington, Cambridge, CB2 9JU

Guide Price £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED END OF TERRACE HOUSE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION OF APPROXIMATELY 1025 SQFT WITH OFF ROAD PARKING, GARAGE AND A PLEASANT WALLED REAR GARDEN AND LOCATED IN THIS HIGHLY SOUGHT-AFTER AREA.

- 3 bedroom end of terrace house
- Well equipped kitchen
- Gas fired central heating to radiators
- Off road parking and garage
- Council tax band-C
- 1025 sqft/ 95 sqm
- Built in the 1970s
- UPVC windows and doors
- EPC-D / 67
- Chain free

The property occupies a tranquil position overlooking a pleasant green area, so conveniently placed for Cambridge city centre and Addenbrookes medical campus. To the rear of the house is a parking area and garage. The front of home enjoys a traffic-free setting.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation with storage cupboard under, further storage cupboards and a cloakroom/WC just off. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, oven and extractor and space for a fridge/freezer, dishwasher and washing machine. The dining/sitting room boast wood effect flooring with access from the dining room to a garden room extension and from the sitting room, French doors lead out to the garden.

Upstairs there are three good sized bedrooms and a family bathroom which comprises a low level WC, pedestal wash hand basin and panel bath.

Outside, the rear garden has been designed with ease of maintenance in mind and is laid mainly to paver and slate chipping. There are flower and shrub borders and beds, a selection of fruit trees with a pathway that leads to the garage which has an up and over door, power and light connected. The gated rear access leads out to the parking area.

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. Cambridge South Station is now open and is a 5-minute cycle from the property. This will provide direct links to London King's Cross and Liverpool Street. Most of the city's schools are also within easy reach.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District 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.

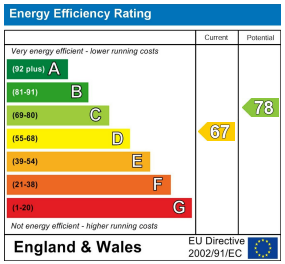
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 95 sqm (1025 sqft) excluding Garage



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.











