

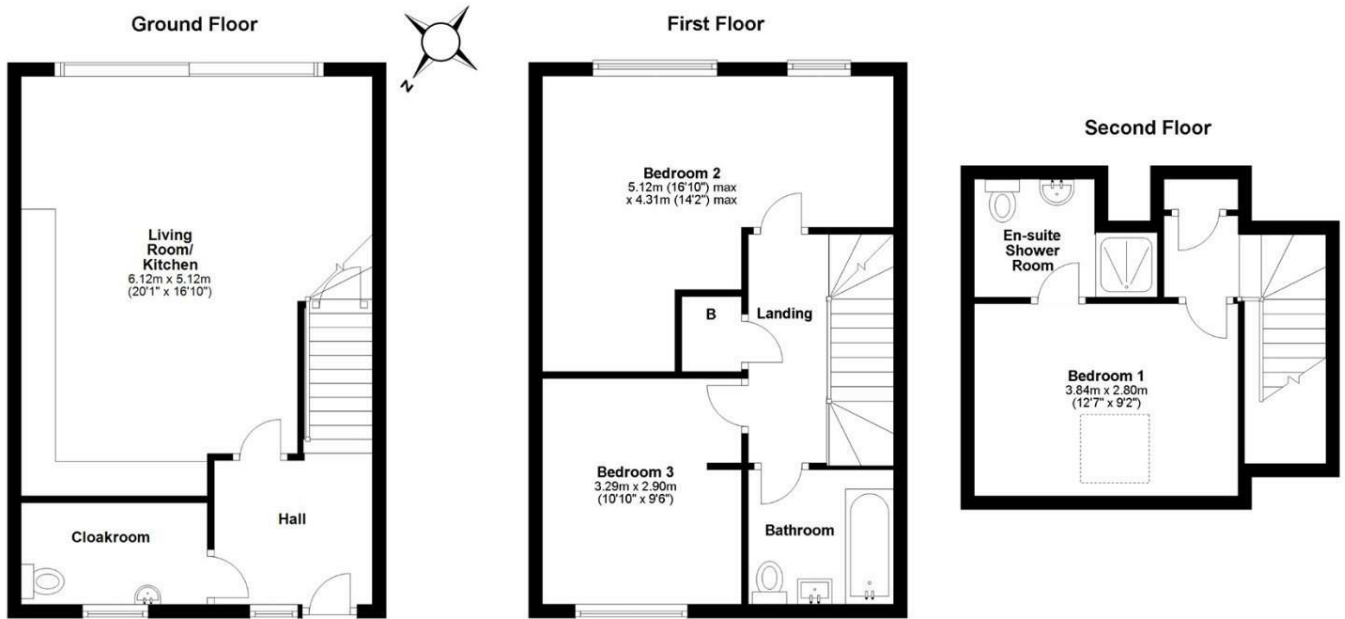


Willow Terrace Trumpington, Cambs, CB2 9AZ

****FINAL PROPERTY REMAINING**** A superb brand new 3 bedroom townhouse offering spacious accommodation finished to a high specification throughout, forming part of an exciting development of just eight, ideally situated for Addenbrooke's Hospital and Biomedical Campus.

- 3 bedrooms, 2 bath/shower rooms and separate wc
- 1 reception room - open plan kitchen/dining/living
- Bespoke contemporary kitchen with quartz worksurfaces
- Parking for 1 car
- Electric car charging point
- Landscaped rear garden
- Predicted energy rating 'B'
- Electric air source heat pump to under floor and radiator heating
- Council tax band – not yet banded
- 10-year ICW warranty

£575,000



Approx. gross internal floor area 105 sqm (1125 sqft)

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

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