



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

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TO LET



108 Paget Road, Trumpington, Cambridge, CB2 9JH

£2,000 Per Month



Total area: approx. 106.3 sq. metres (1144.4 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp

Directions

THE PROPERTY

An established property situated in the highly sought-after location, ideally positioned for Addenbrooke's, Biomedical Campus, M11, local schools, Fawcett Primary School, and the newly built Trumpington Community College and King George V playing field. The property comprises of a porch, leading to a large reception hall offering ample space for storage, a living room, kitchen/dining room, and French doors leading to the garden.

The first-floor accommodation comprises of; two good-sized double bedrooms, both with built-in storage; a third single, and a wet room, fitted with a power shower. The annexe offers a range of uses but would lend itself very well to a home office, and is fitted with a ensuite shower and a kitchenette.

Outside, you have a large enclosed rear garden mostly laid to lawn with a patio area, two sheds, and gated side access. To the front there is a gravel drive offering off street parking for multiple vehicles.

EPC rating: C
Council Tax Band: A
Deposit: £2300
Holding Deposit: £390

SITUATION

