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TO LET

39 Alpha Terrace, Trumpington, Cambridge, CB2 9HS

£1,750 PCM



THE PROPERTY

A two-bedroom property in popular location just off the High Street in Trumpington, offering excellent access to City Centre, Addenbrookes Hospital and M11.

The house comprises of two good-sized reception rooms, with the front room benefitting from a log-burner. The kitchen sits adjacent through an elegant archway and is light-filled thanks to windows on three sides including a skylight. The kitchen has many cupboards and includes a five-ring Smeg gas hob with extractor, fridge-freezer, washing machine and dishwasher, and beautiful tiled flooring. A back door offers access to the rose-lined alleyway, which leads to the garden.

Upstairs there are two bedrooms. The primary bedroom overlooks the quiet residential road and has a useful walk-in wardrobe. Next door is the charming second bedroom with garden views. The family bathroom is well proportioned with solid wood flooring and an ensuite comprising of a WC, wash hand basin and a panelled bath with over-head shower. The attic is excluded from the tenancy.

Outside, a pebbled alley leads from the kitchen to the well-stocked back garden. This is wonderfully secluded, and has mature trees and bushes, including a cherry and silver birch, traditional hedging and a handy original brick outhouse which is being used as a potting shed. The property is part furnished and managed by the Landlord.

Council Tax Band: D
EPC Band: D
Deposit: £2010
Holding Deposit: £390
Minimum 12 Month Tenancy

SITUATION



Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		61
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			