



Exeter Close, Trumpington, Cambridge
CB2 9NG

Pocock+Shaw

17 Exeter Close
Trumpington
Cambridge
Cambridgeshire
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A wonderful opportunity to acquire a semi detached bungalow situated in a quiet cul-de-sac, close to the centre of Trumpington. The property, which would benefit from a full update, is offered with no onward chain and easy access to Cambridge City centre and Addenbrookes Biomedical Campus.

- Semi detached bungalow
- In need of updating
- Offered with no chain
- Cul-de-sac location
- Garage and parking
- Gas central heating
- South facing garden

Offers Over £425,000



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 close by including excellent shopping, with Waitrose a short walk away. 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.

Hall With double glazed door to front, radiator, loft access.

Kitchen With range of fitted wall and base units, extensive working surfaces with cupboards and drawers under, inset sink and mixer taps, fitted oven, hob and canopy hood, radiator, door to front, tiled splashbacks and serving hatch.

Living room A large bright southerly facing room with sliding patio doors to the garden, feature brick fireplace with tiled hearth and double glazed window to side, two radiators.

Bedroom 1 With double glazed window to rear, radiator, range of fitted bedroom furniture to one wall.

Bedroom 2 With double glazed window to front, radiator, fitted wardrobe.

Bathroom With three piece suite comprising low level wc, panelled bath with tiled surround, vanity wash handbasin, radiator.

Utility room With plumbing for washing machine, single drainer sink with cupboards under, cupboard containing Worcester central heating boiler.

Outside To the front of the property is a driveway leading to a single garage with up and over door and power and light laid on, pathway to front tiled porch, lawned area surrounded by established shrubs and plants, retained with a low brick wall. To the rear an attractive established south facing rear garden measuring 35ft x 25ft and featuring established shrubs

and trees and enclosed with timber fencing and a courtesy door to the garage.

Agents Note; although there is a pedestrian gate in the side fence, the vendor has advised us that there is no documented right of way.

Services All mains services

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested