



A stylish 3 bedroom semi-detached house, well situated within the highly acclaimed Trumpington Meadows development, conveniently placed for access to the M11 and Addenbrooke's Hospital/Biomedical Campus.

In brief

Cambridge City Centre 2 miles, Mainline Railway Station (King's Cross 52 minutes and Liverpool Street 67 minutes) 2 miles, Addenbrooke's Hospital/Biomedical Campus 0.3 of a mile, M11(Junction 11) 0.5 of a mile (distances and times are approximate).

12 HUNTSMAN ROAD, TRUMPINGTON
£475,000 (GUIDE PRICE)

Gross Internal Area: 1,012 sq ft
(94 sq m)

Property Summary

- Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room, W/C, Cloak Cupboard.
- First Floor: 3 Bedrooms, 2 Bath/ Shower Rooms (1 En Suite)
- Outside: Allocated Parking Space, Enclosed Rear Garden, Timber Shed.

Situation

Huntsman Road is situated within the highly acclaimed Trumpington Meadows development, which adjoins a 148 acre country park and includes a primary school and delightful landscaped recreation grounds. Cambridge city centre provides an attractive combination of ancient and

modern buildings, colleges, winding lanes and excellent shopping facilities. It is easily accessible by foot, bicycle or bus from the nearby Trumpington Park and Ride, which also connects with the Cambridge Guided Busway, stopping at Addenbrooke's Hospital/Biomedical Campus, Cambridge Science Park, St Ives and Huntingdon.

The property is extremely well placed for access to a Waitrose supermarket, a number of state and independent schools and the M11.

Description

12 Huntsman Road was built by Barratt Homes in 2014 and is constructed with brick elevations under a tiled roof. The accommodation arranged over two floors has been well maintained by the current owners and has a spacious, light and airy feel throughout.

Outside

The rear garden is enclosed by fencing and is predominately laid to lawn with a paved Terrace adjoining the rear elevation. There is also a useful timber shed and rear access leading to an allocated parking space.



Property Highlights

- Excellent open plan Kitchen/Dining Room with range of matching base and wall cabinets, ample work surfaces and integrated appliances comprising fridge/freezer, dishwasher, washing machine, oven with gas hob and extractor hood above.
- Master Bedroom with built in wardrobe and En Suite Shower Room, 2 further Bedrooms and Family Bathroom to the first floor.
- Gas fired central heating.
- 10 year NHBC from 2015 (approximately 6 years remaining).
- Allocated parking space
- No onward chain.

**12 HUNTSMAN ROAD,
TRUMPINGTON,
CAMBRIDGE CB2 9BJ
£475,000 (GUIDE PRICE)**

12 Huntsman Road, Trumpington, Cambridge, CB2

Approximate Gross Internal Area
94 sq m / 1012 sq ft
External Cupboard = 1 sq m / 11 sq ft
Total = 95 sq m / 1023 sq ft

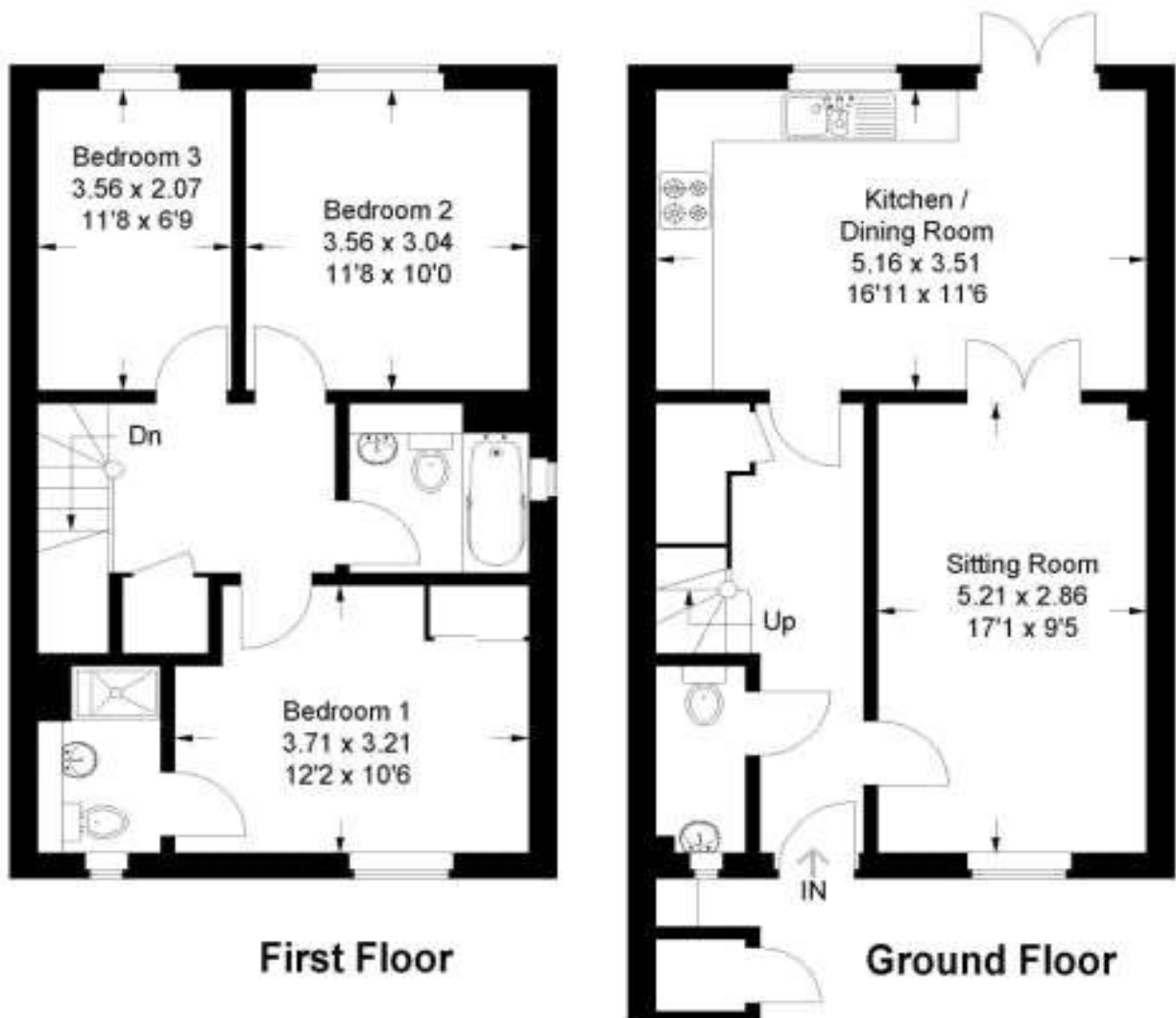


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authority

Cambridge City Council
01223 457000

Outgoings

Council Tax Band: D
Council Tax Payable 2019/20:
£1,803.01

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

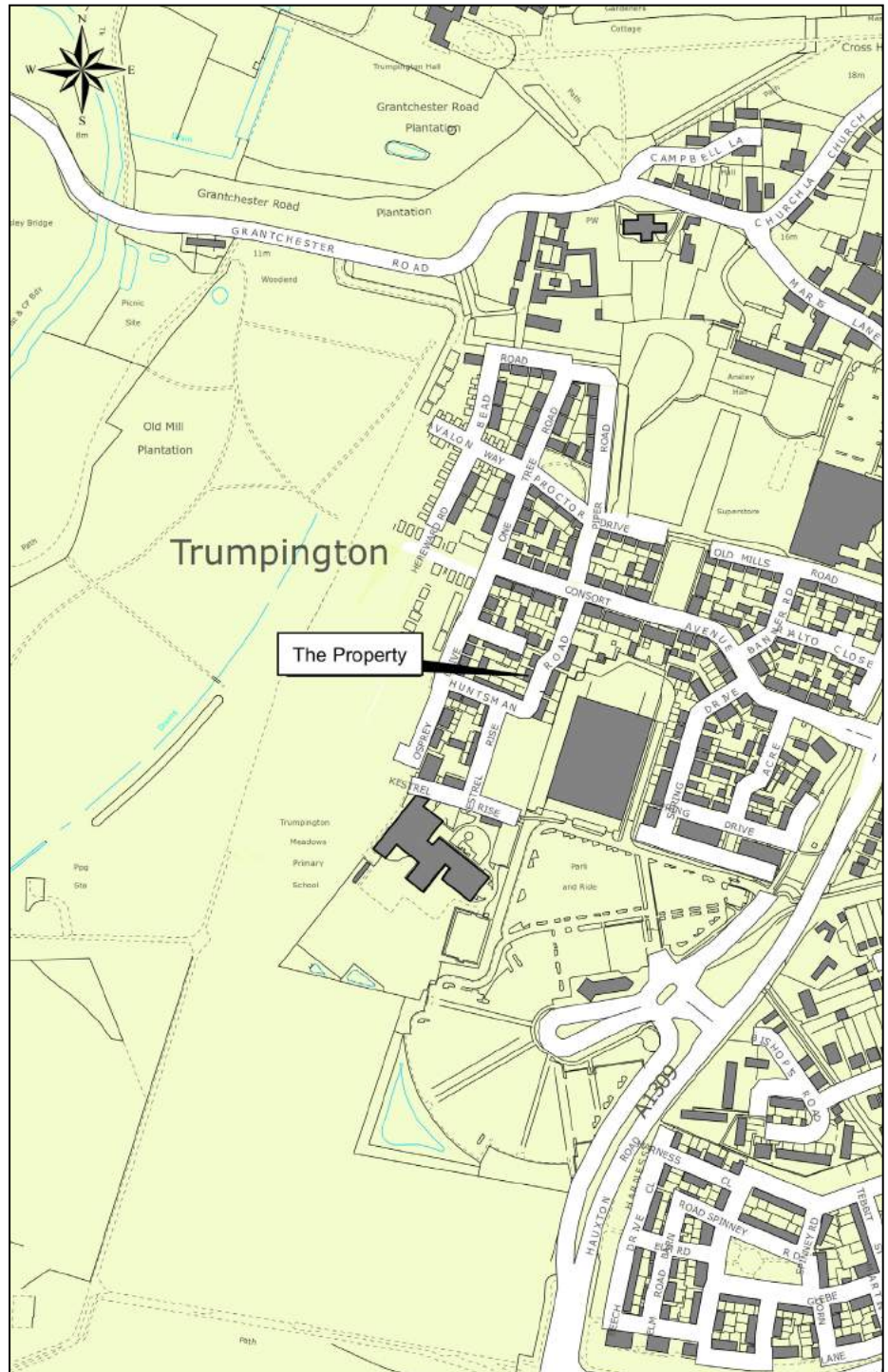
Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating B



Important Notice

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