



FORBES CLOSE, TRUMPINGTON, CAMBRIDGE, CB2 9DP

- City Centre - approx. 1.6 miles
- Cambridge Railway Station - approx. 1.4 miles
- Addenbrookes Hospital - approx. 0.9 miles

No onward chain • Well-presented throughout • Directly south-facing rear garden • Off-road parking • EPC rating B

DESCRIPTION

The impressive accommodation comprises an entrance hall, sitting/dining room, kitchen/breakfast room, cloakroom, two large bedrooms and a bathroom. The peaceful setting is close to all central amenities and offered for sale with no onward chain.

Entering into the broad entrance hall with fitted understairs storage whilst flowing naturally through to the sitting/dining room, which enjoys fitted storage and French doors leading to the rear garden terrace. The stylishly fitted kitchen enjoys a small dining space, integrated appliances include a fridge-freezer, oven, hob and dishwasher. The cloakroom is quite large with a WC and wash handbasin with space for a dryer or perhaps another appliance.

The spacious landing enjoys an airing cupboard and a light-tunnel, allowing in natural light. The principal bedroom is so vast with ample space for additional furniture whilst already having a fitted wardrobe and floor-to-ceiling windows to front aspect with fitted shutters. The second bedroom is also quite large with floor-to-ceiling windows to rear aspect and fitted white shutters. The bathroom is extensively tiled with a bath and shower over, heated towel rail, wash handbasin and WC.

AN IMPECCABLY PRESENTED AND DECEPTIVELY SPACIOUS TWO-BEDROOM HOUSE ENJOYING A SOUTH-FACING REAR GARDEN, OFF-ROAD PARKING AND EXTERNAL STORAGE.



OUTSIDE

The property enjoys allocated/driveway parking for one vehicle. The front door is sheltered by a newly installed pergola, which offers two separate store areas currently utilised as bike storage and a bin store. The rear garden is almost directly south-facing with a paved terrace, shed and some recently planted shrubs and plants.

LOCATION

Forbes Close is situated off Long Road and forms part of the early phase of the award winning Aura development. The location provides excellent and convenient access to the city centre and is also well placed for a number of state and private schools for all ages. It is easily accessible by foot or bicycle to the new Cambridge Guided Bus which also connects to Addenbrooke's Hospital, Cambridge Science Park, St Ives and Huntingdon. Cambridge Railway station is within easy reach along with the new terminal at Cambridge South. There are excellent bus services and dedicated cycle routes in and out of the city. For the road commuter, the M11 is a short drive away leading to the A14, London and Stansted Airport. In Trumpington itself are varied amenities including popular public houses and a Waitrose supermarket. Lovely riverside walks, further pub/restaurants and tea rooms can be found in nearby Grantchester.

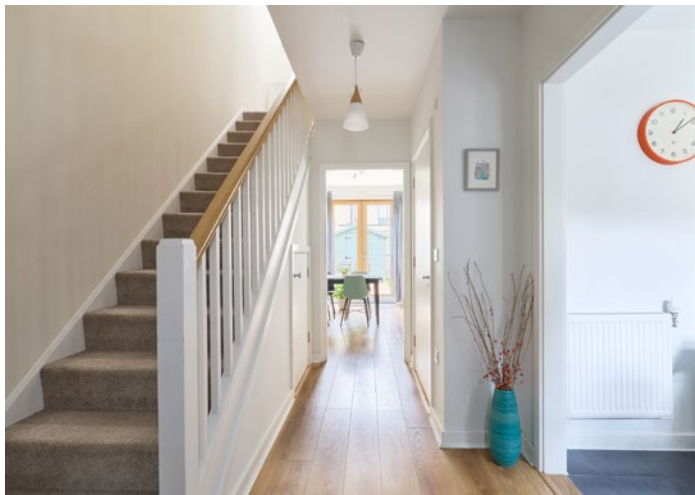
ADDITIONAL INFORMATION

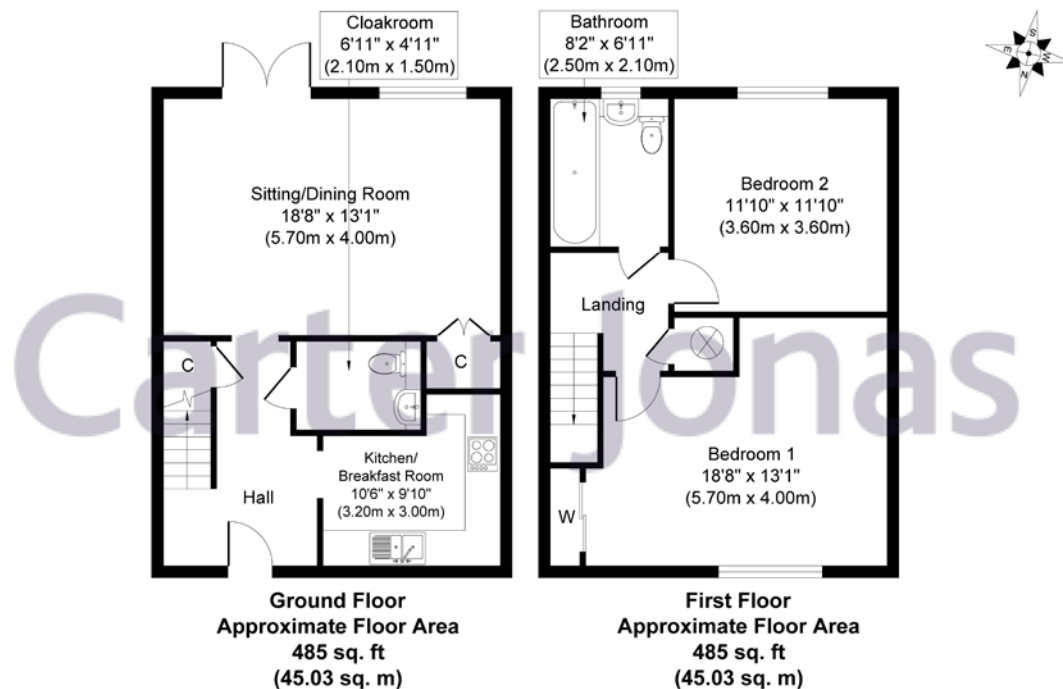
Tenure: Freehold

Services: There are solar panels on the roof. Gas fired central heating. Mains water, drainage, gas and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment through the selling agents, Carter Jonas 01223 403330





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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