



North Cottages, Trumpington Road, Cambridge  
CB2 8EZ

**Pocock + Shaw**

4 North Cottages  
Trumpington Road  
Cambridge  
Cambridgeshire  
CB2 8EZ

A rather special opportunity to purchase a charming two bedroom Victorian cottage in a 'tucked away' location in a privately owned traffic free mews just off Trumpington Road. Well located for access to Addenbrookes', Trumpington and Cambridge City centre.

- Two Double bedrooms
- Sitting room and breakfast room
- Kitchen and ground floor bathroom
- Roof terrace
- Gas central heating
- Solar panels
- Off Trumpington Road

Offers Over £350,000



The property, which is offered with no chain, has easy access to Addenbrookes' Campus, Cambridge City Centre and the M11. There are a wide of range of facilities in Trumpington itself. The property is approx. 10 minutes by bike to Cambridge Railway station, and with frequent buses to the city centre.

## Ground Floor

**Kitchen** With range of fitted wall and base units, work tops with inset sink and mixer tap, plumbing for washing machine, electric oven, fridge, tiled floor and splashbacks, double glazed window to front, door to stairwell.

**Breakfast room** With secondary glazed windows to two aspects, radiator, door to bathroom.

**Bathroom** With low level WC, pedestal wash handbasin, panelled bath with tiled surround, tiled flooring, radiator, small window to rear.

**Living room** With gas fire with mantle over, secondary glazed window to front, picture rail and radiator.

## First Floor

**Landing** With small window to rear, doors to:

**Bedroom 1** With double glazed window to front, radiator, loft access to insulated loft with roof vents, cast iron fireplace.

**Bedroom 2** With double glazed window to front, cast iron fireplace, double cupboard containing central heating boiler (installed 2024), double glazed door to decked roof terrace offering easterly views towards North Cottages.

**Services** All mains services plus

Seven panel array of photovoltaics installed on south facing roof total output 1.3 kW . This is eligible for the FIT at 41p per unit generated

**Outside** Please note there is no garden or parking with this property

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw



**Approximate total area**

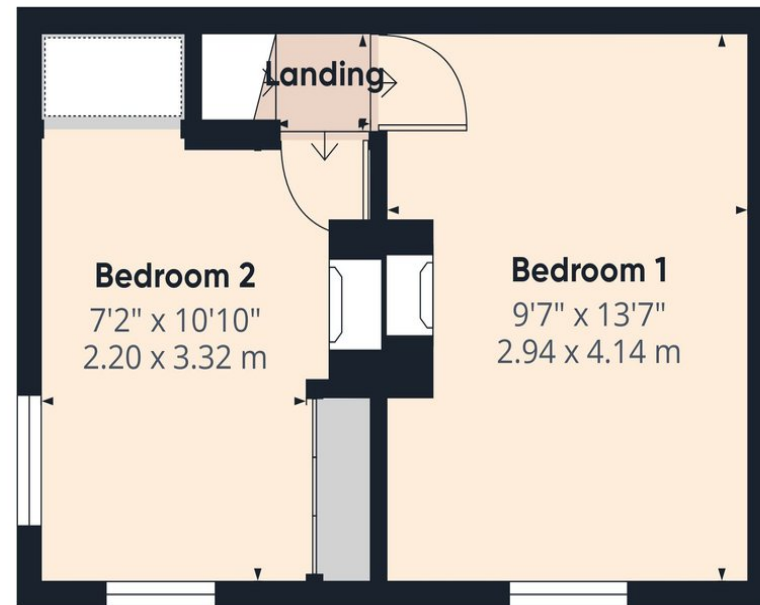
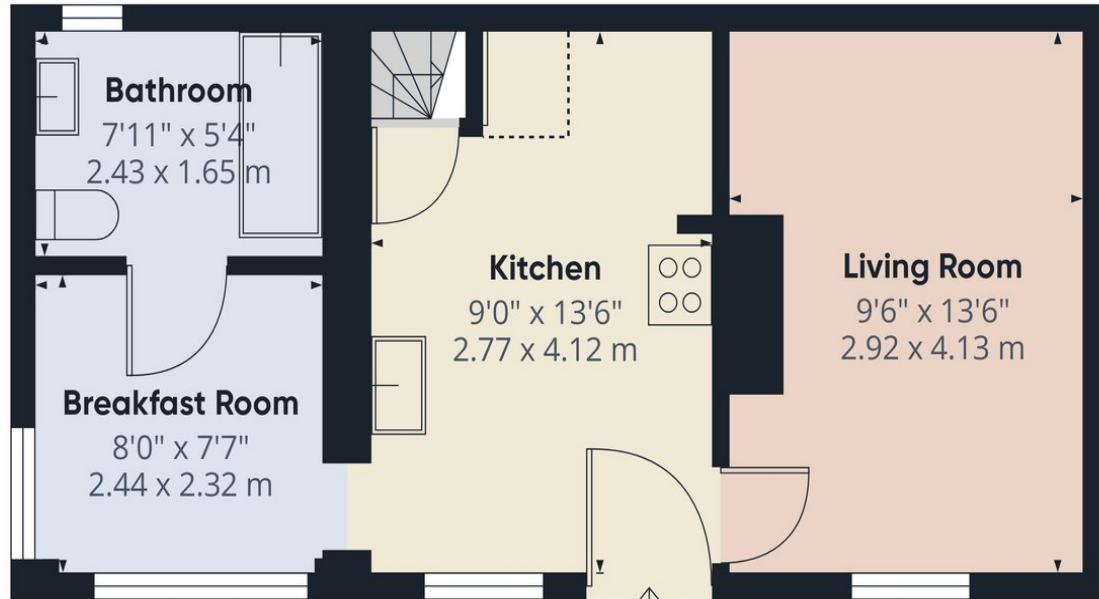
582 ft<sup>2</sup>

54.1 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.5 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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. (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

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