



Trevone Place Cambridge
CB1 3TX

Pocock+Shaw

1 Trevone Place
Cambridge
Cambridgeshire
CB1 3TX

A well presented and comprehensively refurbished three bedroom residence occupying a cul-de-sac location south of the city with easy access to Cambridge city centre and train station,

- Refurbished property
- Cloakroom
- Fitted kitchen
- 3 first floor bedrooms
- Bathroom with separate bath and shower cubicle
- Spacious living room with patio doors to garden
- No upward chain
- Double glazing and gas central heating
- Gas central heating
- Sunny garden with high degree of privacy

Guide Price £470,000



A comprehensively refurbished 3 bedroom residence offering well presented and spacious accommodation as well as a private enclosed rear garden. The property is offered with no upward chain

Location:

Trevone Place is located off Tiverton Way which in turn is located off Birdwood Road to the south of the City. The location allows access to Addenbrookes Hospital and Romsey Town. The Romsey Town area has a unique atmosphere and offers a wealth of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the access to City Centre and main line station to London Liverpool Street and Kings Cross.

Ground Floor

Storm porch with adjacent courtesy light and part glazed upvc door to

Reception hall with stairs to first floor, understair recess, radiator, ceramic tiled flooring, doors to

Cloakroom () with window to front, vanity wash handbasin with tiled splashbacks, wc, concealed cistern and recessed shelf over, chrome heated towel rail, cupboard housing the electric meter and fuse box.

Kitchen 9'6" x 7'10" (2.89 m x 2.39 m) with window to front, excellent range of contemporary grey fronted wall and base units with work surfaces over and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, built in four ring electric hob with oven below, wall mounted Baxi 'Platinum' gas central heating boiler.

Sitting/dining room 21'7" x 13'5" (6.58 m x 4.10 m) with window to rear, upvc patio doors to garden, two radiators.

First Floor

Landing with loft access hatch, built in cupboard.

Bedroom 1 13'5" x 10'6" (4.10 m x 3.19 m) with window to side, radiator.

Bedroom 2 12'9" x 9'5" (3.89 m x 2.88 m) with window to rear, radiator.

Bedroom 3 8'6" x 7'9" (2.60 m x 2.37 m) with window to front, radiator.

Bathroom with window to front, panelled bath with part tiled surround, wc, wash handbasin, fully enclosed shower cubicle with chrome Aqualisa shower unit including large drench shower head, chrome heated towel rail, extractor fan, wall cabinet, further mirror fronted cabinet adjacent to sink unit, recessed ceiling spotlights.

Outside Westerly facing 6.5m x 4.8m rear garden with paving and lawn, flower and shrub borders, side access gate and useful brick store (2.05m x 1.14m). The whole enclosed by brick walls to all sides and offering a high degree of privacy. Car parking available within cul-de-sac

Services All mains services.

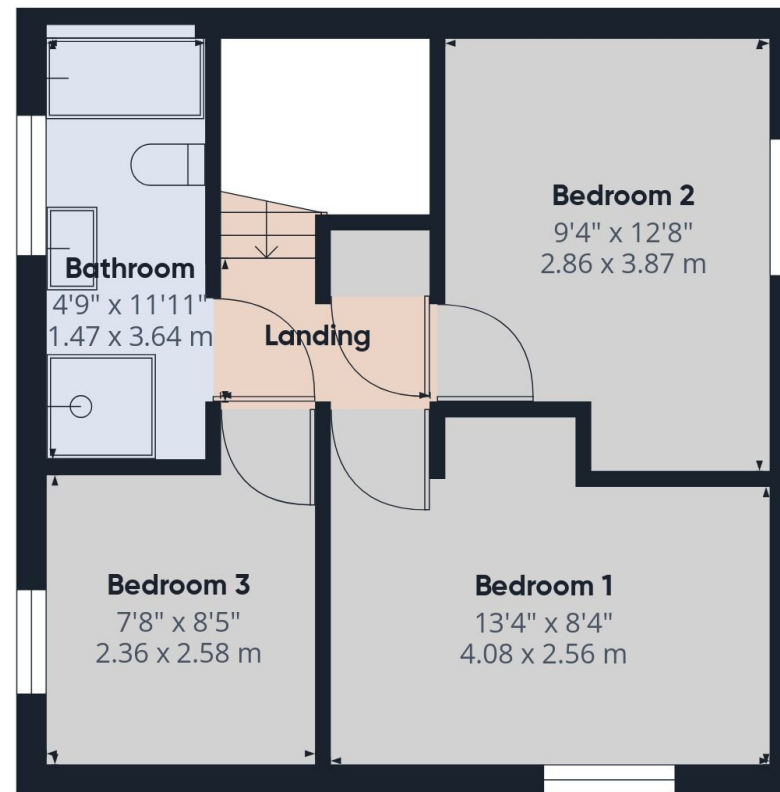
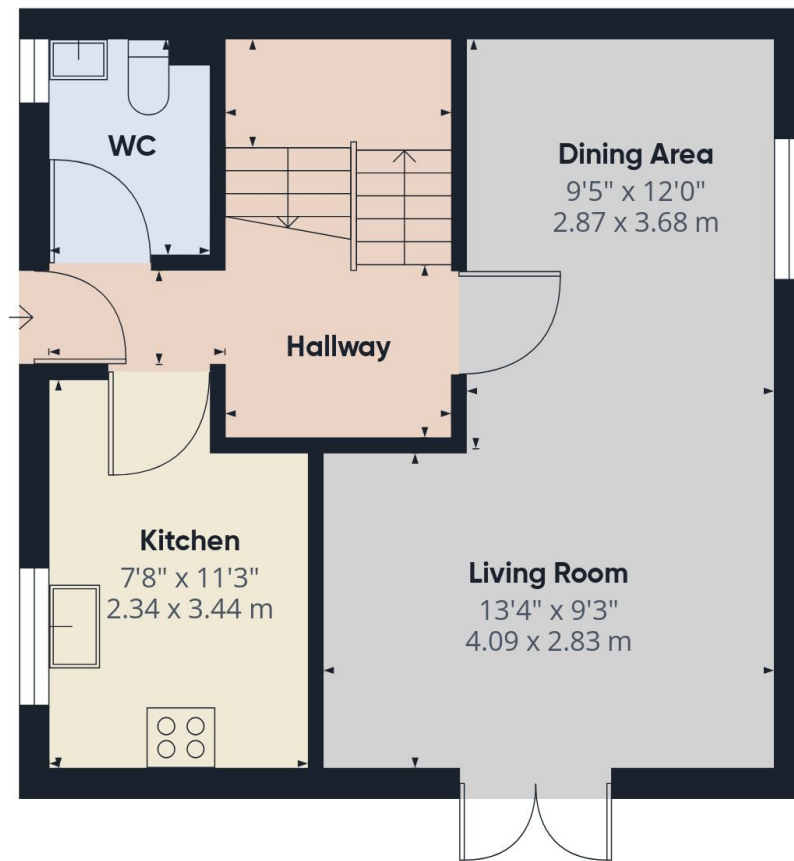
Tenure The property is Freehold

Council tax Band C

Viewing By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area

848 ft²

78.8 m²

Reduced headroom

25 ft²

2.4 m²

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

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