



Austin Drive

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A bright and beautifully presented 2 bedroom house with parking and private rear garden. The property is well-proportioned throughout and nicely set back from Addenbrooke's Road, fronting onto an attractive green area.

Guide Price:
£435,000

Austin Drive,
Trumpington, CB2 9BB



This well-proportioned and beautifully presented house has undergone some nice, subtle changes since it was built in 2015. Additions to the property include built-in shelving, engineered wood flooring and an outdoor power socket.

The living room benefits from a large floor-to-ceiling window, has space for coats and footwear and stairs leading to the first floor. The kitchen / dining room has been fitted with a stylish range of units and includes various integrated appliances. The dining area has a door to the rear garden. Completing the ground floor accommodation is an inner hall with access to a cloakroom W.C and a large storage cupboard.



Upstairs are 2 double bedrooms and a modern bathroom, finished with a stylish suite, complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside the front of the property has a secure storage area. The private rear garden has a large shed and paved terrace, well suited to alfresco dining. A door at the foot of the garden leads to an undercover parking area where there is exclusive parking for 1 vehicle and extra storage for bikes and bins. Visitors parking is available on a first come, first served basis.





82 sqm / 886 sqft

102 sqm / 0.02 acre

Mid-terraced house

2 bed, 1 recep, 1.5 bath

Exclusive parking

2015

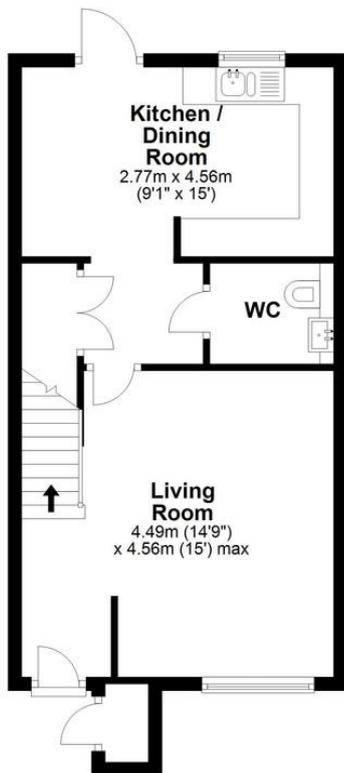
EPC - B / 90

Council tax band - C



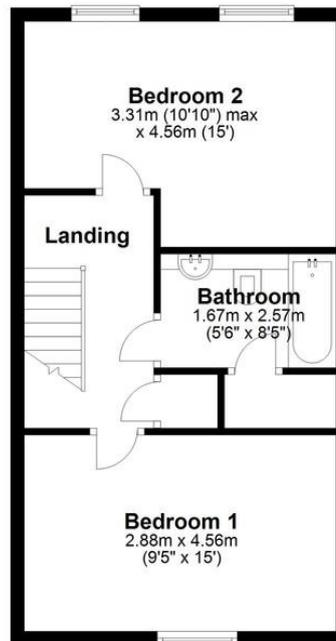
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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